

# Regional Planning Commission Transmittal Checklist

Hearing Date  
03/05/2014  
Agenda Item No.  
5

**Project Number:** R2013-01846-(3)  
Conditional Use Permit No. 201300093  
**Case(s):** Oak Tree Permit No. 201300019  
Environmental Assessment No. 201300158  
**Planner:** Rudy Silvas

- ☒ Factual
- ☒ Property Location Map
- ☒ Staff Report
- ☐ Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- ☒ Draft Findings
- ☒ Draft Conditions
- ☒ Burden of Proof Statement(s)
- ☒ Environmental Documentation ( MND – Initial Study & MMRP)
- ☒ County Department Correspondence
- ☒ Photographs
- ☒ Aerial Image(s)
- ☒ Land Use Radius Map
- ☐ Tentative Tract / Parcel Map
- ☒ Site Plan / Floor Plans / Elevations
- ☐ Exhibit Map
- ☒ Landscaping Plans (Preliminary)

Reviewed By: 



Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**PROJECT NUMBER**      **HEARING DATE**  
R2013-01846-(3)      March 5, 2014

**REQUESTED ENTITLEMENTS**

Oak Tree Permit No. 201300019  
Conditional Use Permit No. 201300093  
Environmental Case No. 201300158

## PROJECT SUMMARY

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**OWNER / APPLICANT**

Eddie Makabi

**MAP/EXHIBIT DATE**

January 2014

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**PROJECT OVERVIEW**

Project proposal requiring oak tree permit to remove 14 oaks and encroach into 8 additional oaks. CUP required to construct new single-family residence within the Antiquated Subdivision Area of the Santa Monica Mountains North Area Community Standards District (CSD).

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**LOCATION**

540 Thrift Road, Malibu

**ACCESS**

Thrift Road

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**ASSESSORS PARCEL NUMBER(S)**

4464-012-039/016, to become 044

**SITE AREA**

0.24 Gross Acres

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**GENERAL PLAN / LOCAL PLAN**

Santa Monica Mountains North Area Plan

**ZONED DISTRICT**

The Malibu

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**LAND USE DESIGNATION**

Mountain Lands 5 (N5)

**ZONE**

A-1-5 (Light Agricultural – 5 acre gross minimum required area)

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**PROPOSED UNITS**

1 unit

**MAX DENSITY/UNITS**

1 unit/5 acres per Area Plan

**COMMUNITY STANDARDS DISTRICT**

Santa Monica Mountains North Area CSD

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**ENVIRONMENTAL DETERMINATION (CEQA)**

Mitigated Negative Declaration (MND) with Mitigation Monitoring and Reporting Program (MMRP)

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**KEY ISSUES**

- Consistency with the Santa Monica Mountains North Area Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.56.2100 (Oak Tree Permit Burden of Proof Requirements)
  - 22.56.2050 (Oak Tree Permit Requirements)
  - 22.44.133 F.1 (Santa Monica Mountains North Area CSD, CUP requirements for Antiquated Subdivision Area), 22.56.020 (CUP Filing Requirements)
  - 22.56.215 F.1/F.2 (Hillside/SEA CUP Burden of Proof Requirements)
  - 22.56.215 H. (Director's Report, SEATAC reporting requirements)
  - 22.24.110 (A-1 Zone Development Standards)

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**CASE PLANNER:**

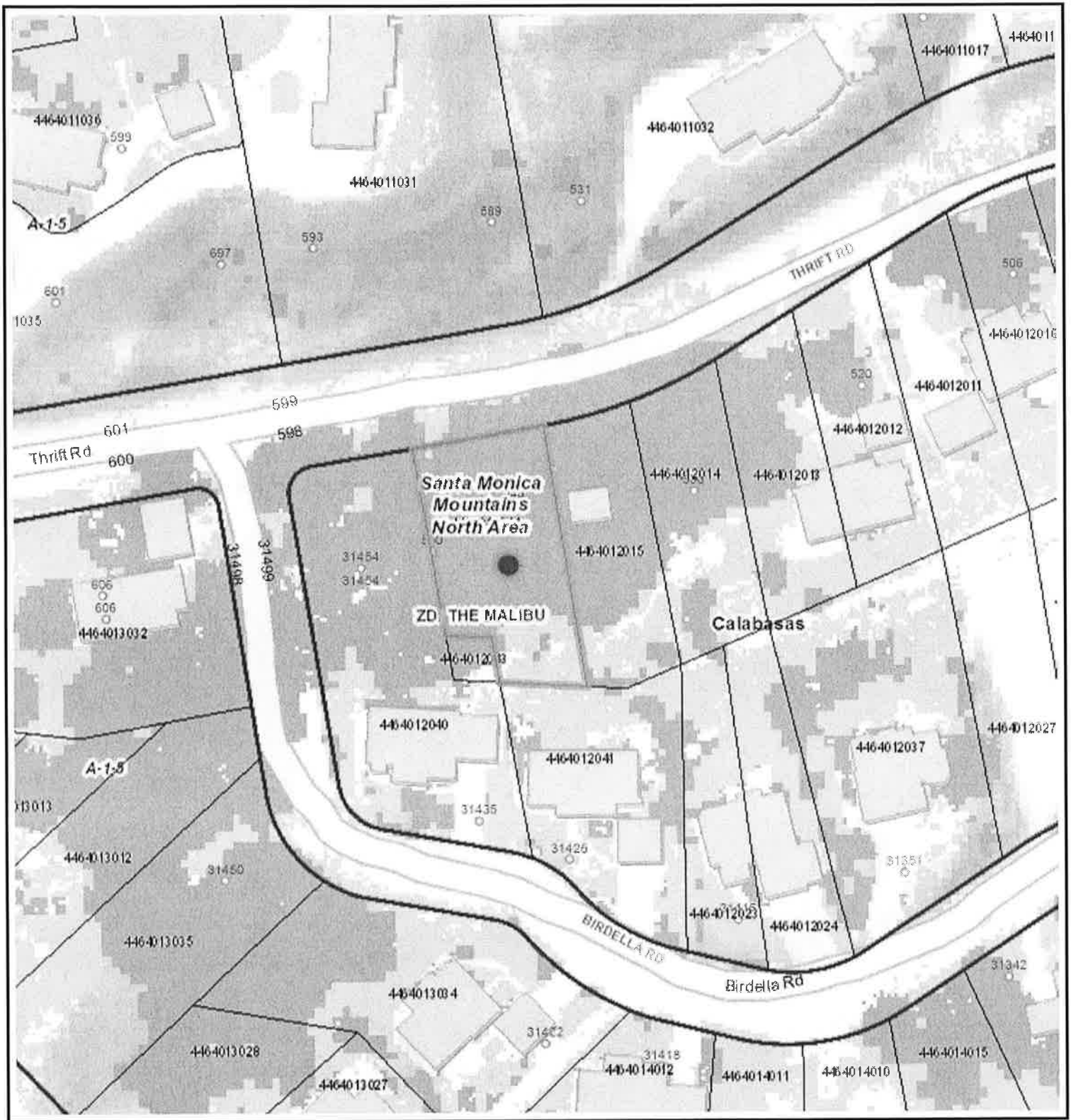
Rudy Silvas

**PHONE NUMBER:**

(213) 974-6462

**E-MAIL ADDRESS:**

rsilvas@planning.lacounty.gov



# **Department of Regional Planning** **540 Thrift Road, Malibu - Project 2013-01846**

Printed: Jan 23, 2014



0 100  
Feet

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### **ENTITLEMENTS REQUESTED**

Pursuant to Los Angeles County Code Sections 22.44.133 F.1 and 22.56.2100, a conditional use permit (CUP) and oak tree permit are required to authorize the development of a single-family residence within the Antiquated Subdivision Area of the Santa Monica Mountains North Area (SMMNA) Community Standards District (CSD), with removal of 14 oak trees and encroachment into an additional 8 oak trees. The Antiquated Subdivision Area is located with Significant Ecological Area (SEA) Buffer 3B, which serves as buffer to the Zuma Canyon SEA. A Hillside/SEA CUP is also required pursuant to County Code Section 22.56.215 F.1 and F.2, with a report by the County's Significant Ecological Area Technical Advisory Committee (SEATAC) required per County Code Section 22.56.215 H.

### **PROJECT DESCRIPTION**

The applicant proposes to construct a new 2,261 square foot two story single-family residence, with attached two car garage, swimming pool, patio deck, and retaining walls, on a 9,980 square foot parcel. On site grading is proposed for 27 cubic yards of cut and 188 cubic yards of fill, of which 161 cubic yards of fill will be imported, no export. The maximum height of the residence is proposed at 26.5 feet. To accommodate the proposed residence requires removal of 14 ordinance size oak trees and encroachment into an additional 8 oak trees. Mitigation for replacement of the oaks and oak woodland habitat disturbed will occur both on and off-site. Arrangements are planned to allow planting of 20 oak trees off-site at Camp Kilpatrick, a County facility, and 8 oak trees are to be replanted on-site, for a total of 28 replacement oak trees.

### **SITE PLAN DESCRIPTION**

The site plan depicts the property boundaries, the residence proposed, swimming pool, patio deck area, retaining walls, drainage swales, septic tank, and the oak tree locations. Driveway access from Thrift Road is also depicted. Contours of the site depicting the slope on the south end of the residence, along with finished grade elevations, are also depicted on the site plan.

### **LOCATION**

540 Thrift Road, Malibu. Assessor Parcel Number is 4464-012-039/016, to be consolidated to 044. Site located within The Malibu Zone District.

### **EXISTING ZONING**

The subject property is zoned A-1-5 (Light Agricultural – 5 acre gross min. area reqd.).

### **Surrounding Properties:**

North: A-1-5  
East: A-1-5  
South: A-1-5  
West: A-1-5



## EXISTING LAND USE

The site is currently vacant with only the oak woodland and natural topography.

### Surrounding Properties:

North: Single family residence; community septic system  
East: Single family residence  
South: Single family residence  
West: Single family residence

## PREVIOUS CASES/ZONING HISTORY

A single-family residence was previously proposed on the subject parcel, with removal of up to 12 oak trees and encroachment into an additional 4 oak trees, under Project Number 2007-01677, Oak Tree Permit Number 200700034. Due to the difficulty of obtaining approval for connection to the community septic system, the project was abandoned and the case withdrawn on June 8, 2011. No permits were issued on the project.

The subject property has been zoned A-1-5 per Ordinance Number 2002-0062Z, adopted on August 20, 2002. The property, located in the Antiquated Subdivision Area, is part of the original small lot subdivisions in the rural mountain area, which were subdivided in the 1920s.

The parcel has a recorded Certificate of Compliance No. 201300076, in compliance with the State Subdivision Map Act, and has a recorded Lot Line Adjustment No. 101,700.

## ENVIRONMENTAL DETERMINATION

Staff has made an initial study determination for a mitigated negative declaration (MND), and has prepared a mitigation monitoring and reporting program (MMRP) for the projects impacts to biota and aesthetic quality. The MND with MMRP are proposed for adoption under California Environmental Quality Act (CEQA) Guidelines and County Environmental Guidelines, and has been distributed to the State Clearinghouse on January 23, 2014, for distribution among state agencies and to allow a 30 day public review. The project is a request to construct a single-family residence in the Antiquated Subdivision Area of the SMMNA CSD with removal of 14 oak trees, and encroachment of 8 additional oak trees, within SEA Buffer 3B to the Zuma Canyon SEA. The project, which requires a Hillside/SEA CUP and an oak tree permit in an environmentally sensitive area, does not qualify for categorical exemption under CEQA.

Comments from SEATAC were utilized in preparation of the initial study and MMRP, and in guiding the applicant to an off-site mitigation location at Camp Kilpatrick for mitigation oak tree planting and oak woodland habitat restoration. Camp Kilpatrick is located in the Zuma Canyon SEA, and all efforts for restoration of the oak woodland

habitat will occur in compliance with the County's Oak Tree Ordinance provisions and with the State's Oak Woodland Conservation Act under CEQA Public Resources Code (PRC) Section 21083.4 .

The applicant, as required, initially appeared before SEATAC on September 9, 2013, due to the project's location in SEA Buffer 3B to the Zuma Canyon SEA. After review of the project, the applicant was advised by SEATAC to seek design alternatives for the residence to lessen the number of oak tree removals, to revise the oak tree report and biology update letter, and to ensure that all replacement mitigation oak trees would be planted within the Zuma Canyon SEA or SEA Buffer 3B area. Further SEATAC review was warranted.

The applicant returned to SEATAC on November 4, 2013, and presented a revised oak tree report for removal of the 14 oak trees and encroachment of an additional 8 oak trees, an updated biology letter, and a proposed off-site mitigation area for the oak tree replacement and mitigation effort, but not within SEA Buffer 3B or the Zuma Canyon SEA. The applicant also presented a grading and drainage plan depicting finished grade elevations, drainage swales, necessary retaining walls and a new septic tank location.

The applicant was questioned by SEATAC as to why a site for off-site mitigation for the oak trees was not found within SEA Buffer 3B or within the Zuma Canyon SEA. SEATAC also questioned why further redesign and alternatives for the proposed residence were not presented. The applicant responded that due to grading and drainage requirements by the County for the proposed residence, which is sited in a depressed topographical location of the property, it required imported fill to establish the finished grade elevation which in turn would impact the oak woodland of the site. The applicant did not see any feasibility for development of the residence on the sloped area of the site, or in curtailing the footprint of the residence proposed. Per the applicant, a setback requirement of 20 feet by the Fire Department from the west property line also further constrained the applicant from options to site the residence on the property in a location that would impact less oak trees.

SEATAC was not satisfied with the explanation of limitations on the design of the proposed residence, and also restated that any replacement mitigation oak trees were to be placed within the Zuma Canyon SEA or SEA Buffer 3B area. Action requested by Staff was for the project to be found consistent with the SEA Compatibility Criteria if the replacement mitigation oaks and disturbed oak woodland habitat could be mitigated within the Zuma Canyon SEA or SEA Buffer 3B area. SEATAC commented that the Committee understood the constraints on the site faced by the applicant for the project residence he has proposed. SEATAC understood that off-site mitigation of the oak trees could be done outside of the SEA area but that this would not satisfy the SEA

CUP burden of proof and did not accept that further design options for the residence were not feasible. SEATAC found that the project was incompatible with the burden of proof for the SEA CUP, but that the applicant was free to proceed toward a public hearing with SEATAC comments and recommendations presented for the record.

Following SEATAC review of the project, Staff worked with the applicant to find an acceptable location for oak tree replacement and oak woodland mitigation at Camp Kilpatrick within the Zuma Canyon SEA. In return for the off-site location selected for oak woodland mitigation, and for the substantial gain for the community ecosystem once the new oak woodland matures and is protected in perpetuity with a conservation easement, the loss due to the impact for the proposed residence at the subject site will be less overall to what will be gained for the future. Conclusions for an MND determination, with implementation of the MMRP, are based on this factor. Off-site mitigation at Camp Kilpatrick would also enable the burden of proof for the SEA CUP to be met, and provide for the determination that the significant impacts to the biota of the site and surrounding area would be less than significant following completion of mitigation under the MMRP.

A landscape/fuel modification plan will also be reviewed by the Staff Biologist, as part of the MMRP Aesthetics category, to ensure aesthetic quality and the use of native plant species in the landscape design for the new residence. Visual impacts will be reduced to less than significant.

## **STAFF EVALUATION**

### **General Plan/Community Plan Consistency**

The site is located in the Significant Ecological Area (SEA) land use category of the Countywide General Plan, and within the Mountain Lands 5 (N5) land use category of the Santa Monica Mountains North Area (SMMNA) Plan. The Mountain Lands 5 category allows one dwelling unit per five acres of land (1 du/ 5 acres). The proposed single-family residence exceeds the density threshold with one unit proposed on a parcel of less than one-half acre in size; however, the parcel is legally established and has a recorded certificate of compliance with no conditions or building restrictions indicated.

Because the property is located in SEA Buffer 3B, the North Area Plan requires that the project's impacts be based upon the same environmental thresholds set forth for an SEA. The North Area Plan requires that significant environmental features be recognized, for which the site qualifies with hillsides having a slope between 25 and 50 percent, and the presence of oak woodland. Development in these areas may be allowed to proceed "where a certain degree of development may be tolerated without significant environmental impacts provided that development is appropriately clustered", as stated in the North Area Plan. The proposed single-family residence will be

clustered close to other residences to the east of the site and along Thrift Road. Although a portion of the site's oak woodland will be removed to accommodate the residence, mitigation will allow the restoration of the habitat within the same community ecosystem.

### **Zoning Ordinance and Development Standards Compliance**

The subject property is zoned A-1-5 and is located within the Antiquated Subdivision Area of the Santa Monica Mountains North Area CSD.

County Code Section 22.44.133 F.1 requires a CUP for residential development in the Antiquated Subdivision Area on a lot or parcel of land that has less than one-half acre in gross area and contains any area with a natural slope of 25 percent or greater. The exemption for single-family residences provided in subsection C.3 of County Code Section 22.56.215 does not apply in these cases. The project has been evaluated for hillside management criteria.

The project, due to its location in SEA Buffer 3B, was required to go before SEATAC in compliance with County Code Section 22.56.215. The project appeared before SEATAC on September 9, 2013, and November 4, 2013, and the findings by SEATAC of the project's impacts to the SEA Buffer 3B area and recommendations for mitigation due to impacts to the oak woodland have been reported in compliance with Subsection H of County Code Section 22.56.215.

The project is required to have an oak tree permit in compliance with County Code Section 22.56.2050, for the removal of 14 oak trees and the additional encroachment of 8 oak trees. The applicant has filed the required oak tree report and has obtained a letter from the County Forestry Division of the Fire Department dated December 19, 2013, with conditions of approval for the removal and encroachment of the oak trees identified.

The project complies with County Code Section 22.24.110 for A-1 Zone development standards. The proposed residence meets or exceeds the basic setback requirements for a 20 foot front yard setback, a five-foot side yard setback, and a 15 foot rear yard setback. The proposed height of the residence is below the 35 foot height limit. The proposed retaining walls meet height requirements of six feet or less in the required yard areas in compliance with County Code Section 22.48.160 D. A minimum of 73 percent of the project site will also be maintained as open space in compliance with County Code Section 22.56.215 J.1 for a nonurban hillside management area. County Code Section 22.52.1180 for parking requirements have been satisfied for two covered parking spaces, with a proposed two car attached garage for the residence.

### **Site Visit**

A site visit was conducted by Staff on October 10, 2013. The site visit was made prior to the last SEATAC meeting date of November 4, 2013. Planning Staff and the Staff Biologist inspected the oak woodland and the topography of the site, the oak woodland understory, and the oak trees slated for removal or encroachment.

### **Neighborhood Impact/Land Use Compatibility**

The site is located in SEA Buffer 3B to the Zuma Canyon SEA. The site also consists of a natural oak woodland habitat with understory and a natural hillside on the site with slopes exceeding 25 percent intensity. The proposed residence will impact the oak woodland habitat of the site with the proposed removal of 14 oak trees and additional encroachment of 8 oak trees.

Mitigation measures will require both on and off-site mitigation for up to 28 replacement oak trees, a 2:1 replacement ratio for the 14 oak trees to be removed. Up to 8 oak trees will be replanted on-site, and up to 20 oak trees will be replanted off-site at Camp Kilpatrick, a County facility. All replacement oak trees and disturbed habitat acreage will be replaced within the same ecological community as the subject site, all within SEA Buffer 3B and the Zuma Canyon SEA.

The replacement of the oak woodland habitat within the same ecological community reduces the neighborhood impact for the loss of the oak trees on the subject property to less than significant once the replanted oak trees mature. To ensure that the replanted oak trees survive and reach maturity, mitigation measures require that the oak trees be cared for and monitored for seven years.

On-site mitigation for the eight replanted oak trees shall be covered by an oak tree mitigation plan prepared and carried out by the applicant's arborist and monitored by the County's Forestry Division. Off-site mitigation for the replanting of 20 oak trees at Camp Kilpatrick will be managed by Mountains Restoration Trust (MRT), a private non-profit organization, or by the Mountains Recreation and Conservation Authority (MRCA), a public state agency. Either organization would be required to prepare an oak tree mitigation plan and carry it out. Off-site mitigation at Camp Kilpatrick will also require the establishment of a conservation easement, with an agreement for the easement required to be approved by the County Board of Supervisors.

The proposed single-family residence in the Antiquated Subdivision Area is compatible with the pattern of other single-family homes in the area. The recently established community septic system for the area will be able to accommodate service for the proposed residence.

### **Burdens of Proof**

The applicant is required to substantiate all facts identified by County Code Section 22.56.040 for the CUP Burden of Proof. In addition, the applicant is also required to substantiate all facts identified by County Code Sections 22.56.215 F.1 and F.2 for the Hillside/SEA CUP Burdens of Proof. For oak tree removals and encroachments, the applicant is required to substantiate all facts identified by County Code Section 22.56.2100 for the Oak Tree Permit Burden of Proof. The applicant's responses are attached. Staff is of the opinion that the applicant has met the burdens of proof.

## **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

### **Los Angeles County Sheriff's Report**

The County Sheriff's Department was consulted with for CEQA consultation on the draft initial study for the project with regard to service and response time issues. The Sheriff's Department reported with a phone call on January 14, 2014, that there would be no service or response time issues as a result of the project. The nearest station that would provide service to the project area would be the Malibu/Lost Hills Sheriff Station, located approximately seven miles to the northeast in the City of Calabasas.

### **Los Angeles County Fire Department**

The County Fire Department's Planning Division, in their response letter for CEQA consultation to County Regional Planning dated December 23, 2013, has concluded that the project will have a less than significant impact on fire protection services, but will require fire protection facilities fees to be paid. The project site, located in a Very High Fire Hazard Severity Zone (VHFHSZ), Fire Zone 4, will be required to comply with standard fire code requirements. On January 10, 2014, the Fire Department's Fire Prevention Division – Land Development Unit, cleared the project to proceed to public hearing after the applicant completed the required fire flow test and access requirements were verified. The development proponents are required to submit their building plans for review to the Calabasas Fire Prevention Office, and their fuel modification plan to the Fire Department's Fuel Modification Unit. The project proponent is required to address developer fees with the Fire Department's Planning Division. Conditions of approval will require the applicant to follow these instructions. No further comments were made.

The County Fire Department's Forestry Division, in their letter to County Regional Planning dated December 19, 2013, has cleared with conditions of approval the removal for the 14 oak trees and additional encroachment of 8 oak trees. The approval is based on the oak tree report dated September 30, 2013, for the project site.

### **Los Angeles County Public Works**

The County Public Works Department, in their letter to County Regional Planning dated January 23, 2014, has cleared the project for hearing with the requirement that the applicant submit grading and drainage plans for final review, drainage impact letters from impacted off-site owners, and soil and geology approval from Public Works Geotechnical and Materials Engineering Division. The project will be reviewed for compliance with Low-Impact Development (LID) requirements per County Code Section 12.84.460, and for MS4 Permit requirements. County Public Works in a letter dated January 9, 2013, only had minor editorial comments on the draft initial study for CEQA consultation.

### **Los Angeles County Public Health**

The County of Los Angeles Public Health Department's Land Use Program – Environmental Health Division, in their letters of December 13, 2013, have cleared the project for public hearing following CUP and CEQA Consultation. Public Health will require that the single-family residence be connected to the approved Malibu Highlands community wastewater treatment system in accordance with Condition No. 30 of CUP No. 200800102, which addresses the responsibilities of the owners of any parcels served by the system. This CUP will be conditioned for compliance with Condition No. 30 of CUP No. 200800102.

### **Los Angeles County Parks and Recreation**

Staff did not solicit any comments from County Parks and Recreation, as there are no County trails or park facilities that would be impacted by the project.

## **OTHER AGENCY COMMENTS AND RECOMMENDATIONS**

### **State Fish and Wildlife**

Staff consulted with the State Department of Fish and Wildlife for CEQA consultation on the initial study in December of 2013. Comments were provided by the agency on December 23, 2013, with recommendations that mitigation measures take into account any necessary surveys for special status species. Comments include that if the oak woodland habitat is to be created then the entire oak woodland should be re-created, and not just the planting of oak trees. A functioning oak woodland habitat should be the goal, and a 10 year monitoring period was recommended, thereby allowing the site to go for 7 years with no supplemental irrigation in order for the oak trees to be deemed self-sustaining. A conservation easement was also recommended over the mitigation area selected. Comments were made for protection of nesting birds during the breeding season, and for prohibiting fencing that could restrict wildlife movement through the property.



To address the concerns raised by the State Fish and Wildlife agency for disturbance of nesting birds, mitigation measures were prepared which require nesting bird surveys for any disturbance to the site that would occur from February 1<sup>st</sup> through August 31<sup>st</sup> of any given year. These measures are contained under the Biological Resources Environmental Factor Section of the MMRP prepared for the project.

In order to ensure continued free movement of wildlife on and around the site, a condition will be required for this CUP for the prohibition of fencing anywhere on site with the exception of safety fencing around the swimming pool.

#### **Additional Agencies Consulted, With No Responses Received**

Staff solicited comments from the following agencies for informal consultation on the draft initial study, no comments were received.

National Park Service  
City of Westlake Village  
Mountains Recreation and Conservation Authority  
Santa Monica Mountains Conservancy

#### **ZONING ENFORCEMENT**

The County Department of Regional Planning's Zoning Enforcement West section did not have any notice of violations registered on the site as of February 20, 2014.

#### **LEGAL NOTIFICATION AND PUBLIC OUTREACH**

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and Department of Regional Planning website posting. Property owners within a 500-foot radius of the subject property were notified by mail.

In order to ensure notification thirty (30) days before the scheduled hearing date of March 5, 2014, and in accordance with above provisions, a total of 58 public hearing notices were mailed out on January 27, 2014, to all property owners within a 500 foot radius of the subject property.

Also in compliance with the thirty-day noticing requirement, the Notice of Public Hearing was published and advertised in the *Malibu Times* newspaper on January 30, 2014, and *La Opinion* newspaper on January 30, 2014, and was also sent on January 27, 2014, to the City of Westlake Village Library, 31220 Oak Crest Drive in Westlake Village, along with the Factual Sheet, Initial Study and MMRP.

Staff also received the Certificate of Posting from the applicant stating that the Notice of Public Hearing was posted at the site 30 days before the hearing date in accordance with Section 22.60.175 of the County Code.

### **PUBLIC COMMENTS**

Staff has received letters from surrounding property owners expressing support of the project for the proposed residence. No comments in opposition to the project have been received.

### **FEES/DEPOSITS**

If approved as recommended by Staff, the following fees will apply:

#### **Zoning Enforcement**

- Inspection fees of \$400.00 to cover the costs of 2 Zoning Enforcement inspection(s).
- Deposit of \$6,000 for Mitigation Monitoring and Reporting Program implementation and compliance checks.

### **STAFF RECOMMENDATION**

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing.

Staff recommends approval of project number **R2013-01846-(3)**, **Conditional Use Permit No. 201300093**, **Oak Tree Permit No. 201300019** subject to the attached conditions.

### **SUGGESTED APPROVAL MOTIONS**

**I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND ADOPT THE MITIGATED NEGATIVE DECLARATION (ENVIRONMENTAL ASSESSMENT NO. 201300158) AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PROJECT, PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE CONDITIONAL USE PERMIT NUMBER 201300093 AND OAK TREE PERMIT NUMBER 201300019, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

**PROJECT NO. R2013-01846-(3)**  
**CONDITIONAL USE PERMIT NO. 201300093**  
**OAK TREE PERMIT NO. 201300019**  
**ENVIRONMENTAL ASSESSMENT NO. 201300158**

**STAFF ANALYSIS**  
**PAGE 11 OF 11**

**Attachments:**

Draft Findings and Conditions of Approval  
Applicant's Burden of Proof statements  
Environmental Document, Including Initial Study and MMRP (pages 1 to 7)  
Site Photographs  
Site, Floor, Elevation and Grading Plans  
Landscape Plan  
Land Use Map

MKK:RS 2/20/2014

**DRAFT FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
PROJECT NO. R2013-01846-(3)  
CONDITIONAL USE PERMIT NO. 201300093  
OAK TREE PERMIT NO. 201300019  
ENVIRONMENTAL ASSESSMENT NO. 201300158**

1. **ENTITLEMENTS REQUESTED.** Pursuant to Los Angeles County Code Sections 22.44.133 F.1 and 22.56.2100, a conditional use permit (CUP) and oak tree permit are requested to authorize the development of a single-family residence within the Antiquated Subdivision Area of the Santa Monica Mountains North Area (SMMNA) Community Standards District (CSD), with removal of 14 oak trees and encroachment into an additional 8 oak trees. The Antiquated Subdivision Area is located with Significant Ecological Area (SEA) Buffer 3B, which serves as buffer to the Zuma Canyon SEA. A Hillside/SEA CUP is also required pursuant to County Code Section 22.56.215 F.1 and F.2, with a report by the County's Significant Ecological Area Technical Advisory Committee (SEATAC) required per County Code Section 22.56.215 H.
2. **HEARING DATE: March 5, 2014**
3. **PROCEEDINGS BEFORE THE PLANNING COMMISSION:**
4. **PROJECT DESCRIPTION.** The applicant proposes to construct a new 2,261 square foot two story single-family residence, with attached two car garage, swimming pool, patio deck, and retaining walls, on a 9,980 square foot parcel. On site grading is proposed for 27 cubic yards of cut and 188 cubic yards of fill, of which 161 cubic yards of fill will be imported, no export. The maximum height of the residence is proposed at 26.5 feet. To accommodate the proposed residence requires removal of 14 ordinance size oak trees and encroachment into an additional 8 oak trees. Mitigation for replacement of the oaks and oak woodland habitat disturbed will occur both on and off-site. Arrangements are planned to allow planting of 20 oak trees off-site at Camp Kilpatrick, a County facility, and 8 oak trees are to be replanted on-site, for a total of 28 replacement oak trees.
5. **LOCATION.** 540 Thrift Road, Malibu. Assessor Parcel Number is 4464-012-039/016, to be consolidated to 044. Site located within The Malibu Zone District.
6. **SITE PLAN DESCRIPTION.** The site plan depicts the property boundaries, the residence proposed, swimming pool, patio deck area, retaining walls, drainage swales, septic tank, and the oak tree locations. Driveway access from Thrift Road is also depicted. Contours of the site depicting the slope on the south end of the residence, along with finished grade elevations, are also depicted on the site plan.
7. **EXISTING ZONING.** The subject property is zoned A-1-5 (Light Agricultural – 5 acre gross min. area reqd.).

**Surrounding Properties:**

North: A-1-5  
East: A-1-5  
South: A-1-5  
West: A-1-5

8. **EXISTING LAND USES.** The site is currently vacant with only the oak woodland and natural topography.

**Surrounding Properties:**

North: Single family residence; community septic system  
East: Single family residence  
South: Single family residence  
West: Single family residence

9. **PREVIOUS CASES/ZONING HISTORY.** A single-family residence was previously proposed on the subject parcel, with removal of up to 12 oak trees and encroachment into an additional 4 oak trees, under Project Number 2007-01677, Oak Tree Permit Number 200700034. Due to the difficulty of obtaining approval for connection to the community septic system, the project was abandoned and the case withdrawn on June 8, 2011. No permits were issued on the project.
10. The subject property has been zoned A-1-5 per Ordinance Number 2002-0062Z, adopted on August 20, 2002. The property, located in the Antiquated Subdivision Area, is part of the original small lot subdivisions in the rural mountain area, which were subdivided in the 1920s.
11. The parcel has a recorded Certificate of Compliance No. 201300076, in compliance with the State Subdivision Map Act, and has a recorded Lot Line Adjustment No. 101,700.
12. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The site is located in the Significant Ecological Area (SEA) land use category of the Countywide General Plan, and within the Mountain Lands 5 (N5) land use category of the Santa Monica Mountains North Area (SMMNA) Plan. The Mountain Lands 5 category allows one dwelling unit per five acres of land (1 du/ 5 acres). The proposed single-family residence exceeds the density threshold with one unit proposed on a parcel of less than one-half acre in size; however, the parcel is legally established and has a recorded certificate of compliance with no conditions or building restrictions indicated.
13. Because the property is located in SEA Buffer 3B, the North Area Plan requires that the project's impacts be based upon the same environmental thresholds set

forth for an SEA. The North Area Plan requires that significant environmental features be recognized, for which the site qualifies with hillsides having a slope between 25 and 50 percent, and the presence of oak woodland. Development in these areas may be allowed to proceed "where a certain degree of development may be tolerated without significant environmental impacts provided that development is appropriately clustered", as stated in the North Area Plan. The proposed single-family residence will be clustered close to other residences to the east of the site and along Thrift Road. Although a portion of the site's oak woodland will be removed to accommodate the residence, mitigation will allow the restoration of the habitat within the same community ecosystem.

14. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** The subject property is zoned A-1-5 and is located within the Antiquated Subdivision Area of the Santa Monica Mountains North Area CSD.
15. County Code Section 22.44.133 F.1 requires a CUP for residential development in the Antiquated Subdivision Area on a lot or parcel of land that has less than one-half acre in gross area and contains any area with a natural slope of 25 percent or greater. The exemption for single-family residences provided in subsection C.3 of County Code Section 22.56.215 does not apply in these cases. The project has been evaluated for hillside management criteria.
16. The project, due to its location in SEA Buffer 3B, was required to go before SEATAC in compliance with County Code Section 22.56.215. The project appeared before SEATAC on September 9, 2013, and November 4, 2013, and the findings by SEATAC of the project's impacts to the SEA Buffer 3B area and recommendations for mitigation due to impacts to the oak woodland have been reported in compliance with Subsection H of County Code Section 22.56.215.
17. The project is required to have an oak tree permit in compliance with County Code Section 22.56.2050, for the removal of 14 oak trees and the additional encroachment of 8 oak trees. The applicant has filed the required oak tree report and has obtained a letter from the County Forestry Division of the Fire Department dated December 19, 2013, with conditions of approval for the removal and encroachment of the oak trees identified.
18. The project complies with County Code Section 22.24.110 for A-1 Zone development standards. The proposed residence meets or exceeds the basic setback requirements for a 20 foot front yard setback, a five-foot side yard setback, and a 15 foot rear yard setback. The proposed height of the residence is below the 35 foot height limit. The proposed retaining walls meet height requirements of six feet or less in the required yard areas in compliance with County Code Section 22.48.160 D. A minimum of 70 percent of the project site will also be maintained as open space in compliance with County Code Section 22.56.215 J.1 for a nonurban hillside management area. County Code Section 22.52.1180 for parking

requirements have been satisfied for two covered parking spaces, with a proposed two car attached garage for the residence.

19. **SITE VISIT.** A site visit was conducted by Staff on October 10, 2013. The site visit was made prior to the last SEATAC meeting date of November 4, 2013. Planning Staff and the Staff Biologist inspected the oak woodland and the topography of the site, the oak woodland understory, and the oak trees slated for removal or encroachment.
20. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The site is located in SEA Buffer 3B to the Zuma Canyon SEA. The site also consists of a natural oak woodland habitat with understory and a natural hillside on the site with slopes exceeding 25 percent intensity. The proposed residence will impact the oak woodland habitat of the site with the proposed removal of 14 oak trees and additional encroachment of 8 oak trees.
21. Mitigation measures will require both on and off-site mitigation for up to 28 replacement oak trees, a 2:1 replacement ratio for the 14 oak trees to be removed. Up to 8 oak trees will be replanted on-site, and up to 20 oak trees will be replanted off-site at Camp Kilpatrick, a County facility. All replacement oak trees and disturbed habitat acreage will be replaced within the same ecological community as the subject site, all within SEA Buffer 3B and the Zuma Canyon SEA.
22. The replacement of the oak woodland habitat within the same ecological community reduces the neighborhood impact for the loss of the oak trees on the subject property to less than significant once the replanted oak trees mature. To ensure that the replanted oak trees survive and reach maturity, mitigation measures require that the oak trees be cared for and monitored for seven years.
23. On-site mitigation for the eight replanted oak trees shall be covered by an oak tree mitigation plan prepared and carried out by the applicant's arborist and monitored by the County's Forestry Division. Off-site mitigation for the replanting of 20 oak trees at Camp Kilpatrick will be managed by Mountains Restoration Trust (MRT), a private non-profit organization, or by the Mountains Recreation and Conservation Authority (MRCA), a public state agency. Either organization would be required to prepare an oak tree mitigation plan and carry it out. Off-site mitigation at Camp Kilpatrick will also require the establishment of a conservation easement, with an agreement for the easement required to be approved by the County Board of Supervisors.
24. The proposed single-family residence in the Antiquated Subdivision Area is compatible with the pattern of other single-family homes in the area. The recently established community septic system for the area will be able to accommodate service for the proposed residence.



**25. COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.**

**Los Angeles County Sheriff's Report**

The County Sheriff's Department was consulted with for CEQA consultation on the draft initial study for the project with regard to service and response time issues. The Sheriff's Department reported with a phone call on January 14, 2014, that there would be no service or response time issues as a result of the project. The nearest station that would provide service to the project area would be the Malibu/Lost Hills Sheriff Station, located approximately seven miles to the northeast in the City of Calabasas.

**26. Los Angeles County Fire Department**

The County Fire Department's Planning Division, in their response letter for CEQA consultation to County Regional Planning dated December 23, 2013, has concluded that the project will have a less than significant impact on fire protection services, but will require fire protection facilities fees to be paid. The project site, located in a Very High Fire Hazard Severity Zone (VHFHSZ), Fire Zone 4, will be required to comply with standard fire code requirements. On January 10, 2014, the Fire Department's Fire Prevention Division – Land Development Unit, cleared the project to proceed to public hearing after the applicant completed the required fire flow test and access requirements were verified. The development proponents are required to submit their building plans for review to the Calabasas Fire Prevention Office, and their fuel modification plan to the Fire Department's Fuel Modification Unit. The project proponent is required to address developer fees with the Fire Department's Planning Division. Conditions of approval will require the applicant to follow these instructions. No further comments were made.

27. The County Fire Department's Forestry Division, in their letter to County Regional Planning dated December 19, 2013, has cleared with conditions of approval the removal for the 14 oak trees and additional encroachment of 8 oak trees. The approval is based on the oak tree report dated September 30, 2013, for the project site.

**28. Los Angeles County Public Works**

The County Public Works Department, in their letter to County Regional Planning dated January 23, 2014, has cleared the project for hearing with the requirement that the applicant submit grading and drainage plans for final review, drainage impact letters from impacted off-site owners, and soil and geology approval from Public Works Geotechnical and Materials Engineering Division. The project will be reviewed for compliance with Low-Impact Development (LID) requirements per County Code Section 12.84.460, and for MS4 Permit requirements. County Public Works in a letter dated January 9, 2013, only had minor editorial comments on the draft initial study for CEQA consultation.

**29. Los Angeles County Public Health**

The County of Los Angeles Public Health Department's Land Use Program – Environmental Health Division, in their letters of December 13, 2013, have cleared the project for public hearing following CUP and CEQA Consultation. Public Health will require that the single-family residence be connected to the approved Malibu Highlands community wastewater treatment system in accordance with Condition No. 30 of CUP No. 200800102, which addresses the responsibilities of the owners of any parcels served by the system. This CUP will be conditioned for compliance with Condition No. 30 of CUP No. 200800102.

30. **Los Angeles County Parks and Recreation**

Staff did not solicit any comments from County Parks and Recreation, as there are no County trails or park facilities that would be impacted by the project.

31. **OTHER AGENCY COMMENTS AND RECOMMENDATIONS.**

**State Fish and Wildlife** Staff consulted with the State Department of Fish and Wildlife for CEQA consultation on the initial study in December of 2013. Comments were provided by the agency on December 23, 2013, with recommendations that mitigation measures take into account any necessary surveys for special status species. Comments include that if the oak woodland habitat is to be created then the entire oak woodland should be re-created, and not just the planting of oak trees. A functioning oak woodland habitat should be the goal, and a 10 year monitoring period was recommended, thereby allowing the site to go for 7 years with no supplemental irrigation in order for the oak trees to be deemed self-sustaining. A conservation easement was also recommended over the mitigation area selected. Comments were made for protection of nesting birds during the breeding season, and for prohibiting fencing that could restrict wildlife movement through the property.

32. To address the concerns raised by the State Fish and Wildlife agency for disturbance of nesting birds, mitigation measures were prepared which require nesting bird surveys for any disturbance to the site that would occur from February 1<sup>st</sup> through August 31<sup>st</sup> of any given year. These measures are contained under the Biological Resources Environmental Factor Section of the MMRP prepared for the project.

33. **Additional Agencies Consulted, With No Responses Received**

Staff solicited comments from the following agencies for informal consultation on the draft initial study, no comments were received.

National Park Service  
City of Westlake Village  
Mountains Recreation and Conservation Authority  
Santa Monica Mountains Conservancy

34. **ZONING ENFORCEMENT**

The County Department of Regional Planning's Zoning Enforcement West section did not have any notice of violations registered on the site as of February 20, 2014.

35. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and Department of Regional Planning website posting. Property owners within a 500-foot radius of the subject property were notified by mail.

36. In order to ensure notification thirty (30) days before the scheduled hearing date of March 5, 2014, and in accordance with above provisions, a total of 58 public hearing notices were mailed out on January 27, 2014, to all property owners within a 500 foot radius of the subject property.

37. Also in compliance with the thirty-day noticing requirement, the Notice of Public Hearing was published and advertised in the *Malibu Times* newspaper on January 30, 2014, and *La Opinion* newspaper on January 30, 2014, and was also sent on January 27, 2014, to the City of Westlake Village Library, 31220 Oak Crest Drive in Westlake Village, along with the Factual Sheet, Initial Study and MMRP.

38. Staff also received the Certificate of Posting from the applicant stating that the Notice of Public Hearing was posted at the site 30 days before the hearing date in accordance with Section 22.60.175 of the County Code.

39. **PUBLIC COMMENTS.** Staff has received letters from surrounding property owners expressing support of the project for the proposed residence. No comments in opposition to the project have been received.

**ENVIRONMENTAL DETERMINATION**

40. Staff has made an initial study determination for a mitigated negative declaration (MND), and has prepared a mitigation monitoring and reporting program (MMRP) for the projects impacts to biota and aesthetic quality. The MND with MMRP are proposed for adoption under California Environmental Quality Act (CEQA) Guidelines and County Environmental Guidelines, and has been distributed to the State Clearinghouse on January 23, 2014, for distribution among state agencies and to allow a 30 day public review. The project is a request to construct a single-family residence in the Antiquated Subdivision Area of the SMMNA CSD with removal of 14 oak trees, and encroachment of 8 additional oak trees, within SEA Buffer 3B to the Zuma Canyon SEA. The project, which requires a Hillside/SEA CUP and an oak tree permit in an environmentally sensitive area, does not qualify for categorical exemption under CEQA. *Please see attached Initial Study and Mitigation Monitoring and Reporting Program for project.*

41. Comments from SEATAC were utilized in preparation of the initial study and MMRP, and in guiding the applicant to an off-site mitigation location at Camp Kilpatrick for mitigation oak tree planting and oak woodland habitat restoration. Camp Kilpatrick is located in the Zuma Canyon SEA, and all efforts for restoration of the oak woodland habitat will occur in compliance with the County's Oak Tree Ordinance provisions and with the State's Oak Woodland Conservation Act under CEQA Public Resources Code (PRC) Section 21083.4 .
42. The applicant, as required, initially appeared before SEATAC on September 9, 2013, due to the project's location in SEA Buffer 3B to the Zuma Canyon SEA. After review of the project, the applicant was advised by SEATAC to seek design alternatives for the residence to lessen the number of oak tree removals, to revise the oak tree report and biology update letter, and to ensure that all replacement mitigation oak trees would be planted within the Zuma Canyon SEA or SEA Buffer 3B area. Further SEATAC review was warranted.
43. The applicant returned to SEATAC on November 4, 2013, and presented a revised oak tree report for removal of the 14 oak trees and encroachment of an additional 8 oak trees, an updated biology letter, and a proposed off-site mitigation area for the oak tree replacement and mitigation effort, but not within SEA Buffer 3B or the Zuma Canyon SEA. The applicant also presented a grading and drainage plan depicting finished grade elevations, drainage swales, necessary retaining walls and a new septic tank location.
44. The applicant was questioned by SEATAC as to why a site for off-site mitigation for the oak trees was not found within SEA Buffer 3B or within the Zuma Canyon SEA. SEATAC also questioned why further redesign and alternatives for the proposed residence were not presented. The applicant responded that due to grading and drainage requirements by the County for the proposed residence, which is sited in a depressed topographical location of the property, it required imported fill to establish the finished grade elevation which in turn would impact the oak woodland of the site. The applicant did not see any feasibility for development of the residence on the sloped area of the site, or in curtailing the footprint of the residence proposed. Per the applicant, a setback requirement of 20 feet by the Fire Department from the west property line also further constrained the applicant from options to site the residence on the property in a location that would impact less oak trees.
45. SEATAC was not satisfied with the explanation of limitations on the design of the proposed residence, and also restated that any replacement mitigation oak trees were to be placed within the Zuma Canyon SEA or SEA Buffer 3B area. Action requested by Staff was for the project to be found consistent with the SEA Compatibility Criteria if the replacement mitigation oaks and disturbed oak woodland habitat could be mitigated within the Zuma Canyon SEA or SEA Buffer 3B area. SEATAC commented that the Committee understood the constraints on the site faced by the applicant for the project residence he has proposed. SEATAC

understood that off-site mitigation of the oak trees could be done outside of the SEA area but that this would not satisfy the SEA CUP burden of proof and did not accept that further design options for the residence were not feasible. SEATAC found that the project was incompatible with the burden of proof for the SEA CUP, but that the applicant was free to proceed toward a public hearing with SEATAC comments and recommendations presented for the record.

46. Following SEATAC review of the project, Staff worked with the applicant to find an acceptable location for oak tree replacement and oak woodland mitigation at Camp Kilpatrick within the Zuma Canyon SEA. In return for the off-site location selected for oak woodland mitigation, and for the substantial gain for the community ecosystem once the new oak woodland matures and is protected in perpetuity with a conservation easement, the loss due to the impact for the proposed residence at the subject site will be less overall to what will be gained for the future. Conclusions for an MND determination, with implementation of the MMRP, are based on this factor. Off-site mitigation at Camp Kilpatrick would also enable the burden of proof for the SEA CUP to be met, and provide for the determination that the significant impacts to the biota of the site and surrounding area would be less than significant following completion of mitigation under the MMRP.
47. A landscape/fuel modification plan will also be reviewed by the Staff Biologist, as part of the MMRP Aesthetics category, to ensure aesthetic quality and the use of native plant species in the landscape design for the new residence. Visual impacts will be reduced to less than significant.

#### **CONDITIONAL USE PERMIT SPECIFIC FINDINGS**

48. The subject site, located in SEA Buffer 3B to the Zuma Canyon SEA, is situated within a unique ecological setting that consists of oak woodland habitat and natural hillsides. The proposed design of the residence will have impacts that will result in oak woodland disturbance on site. To mitigate for the loss of oak woodland habitat on site, off-site mitigation at Camp Kilpatrick, a County facility located within the Zuma Canyon SEA, will be the mitigation site to restore the loss of oak woodland habitat on the subject parcel, with the replanting of oak trees and the restoration of oak woodland habitat protected in perpetuity with a conservation easement held and managed by either Mountains Restoration Trust (MRT), a private non-profit entity, or by the Mountains Recreation and Conservation Authority (MRCA), a state public agency. Both organizations are well recognized for their work with mitigation and monitoring and restoration efforts of oak woodland habitat. Through the employment of mitigation measures under the Biological Resources category of the MMRP, the off-site mitigation of oak woodland habitat at Camp Kilpatrick that includes the planting of 20 oak trees, when completed, will present a benefit for the overall ecosystem of the Zuma Canyon SEA and SEA Buffer 3B area. The

project, through implementation of the MMRP, will meet the SEA CUP Burden of Proof as required per County Code Section 22.56.215 F.2.

49. The proposed project for the residence will maintain up to 73 percent of the project site as open space, and in compliance with County Code Section 22.56.215 J.1 for a nonurban hillside management area. The project meets the Hillside CUP Burden of Proof as required by County Code Section 22.56.215 F.1.
50. SEATAC's recommendations for the off-site mitigation location for restoration of the oak woodland habitat have been satisfied with the selection of Camp Kilpatrick within the Zuma Canyon SEA. Staff has determined that the overall benefit to the ecosystem of the Zuma Canyon SEA and SEA Buffer 3B community to be obtained, following the completion of all mitigation measures under the MMRP for the oak woodland restoration effort, would outweigh the impacts of allowing the design of the proposed residence to move forward and the loss of oak woodland on the project site. Staff has found that the proposed project, with implementation of all mitigation measures of the MMRP, is acceptable for making a recommendation for the granting of the CUP required by County Code Section 22.44.133 F.1 for the residence, located within the Antiquated Subdivision Area of the SMMNA CSD and within SEA Buffer 3B to the Zuma Canyon SEA, and finds the project in compliance with the intentions for proper development in the area and consistent with the policies of the Santa Monica Mountains North Area Plan.

### **OAK TREE PERMIT SPECIFIC FINDINGS**

51. In satisfying the requirements for the conditions of the oak tree permit, the applicant will be required to replant oak trees at a 2:1 ratio for each of the 14 oak trees to be removed. A total of 28 fifteen-gallon sized oak trees are required to be replanted, with 20 oak trees to be planted off-site at Camp Kilpatrick, and 8 oak trees to be planted on the subject parcel. Oak tree mitigation plans for each site will be required. Mitigation measures will be implemented through the MMRP for the project and will require a conservation easement for the mitigation area at Camp Kilpatrick to be held and managed by MRT or MRCA. Full restoration of the oak woodland habitat will also require a seven year monitoring period. The removal of the 14 oak trees and the additional encroachment of 8 oak trees are necessary to accommodate the proposed residence in the location where most of the oak trees are clustered on the site. The removal of the oak trees with the subsequent development of the project through mitigation will not create an erosion hazard on site nor endanger the remaining oak trees as indicated by the applicant for the oak tree permit burden of proof. Staff finds the oak tree permit burden of proof to be acceptable per County Code Section 22.56.2100, and recognizes the benefits to be gained for the Zuma Canyon SEA and SEA Buffer 3B ecosystem through oak woodland restoration and mitigation off-site at Camp Kilpatrick, and also with the replanting of oaks of the subject parcel. Staff's findings support recommendation of approval for the oak tree permit application.

52. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based on in this matter is at the Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits West Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

WITH RESPECT TO THE CONDITIONAL USE PERMIT

- A. That the proposed use will be consistent with the adopted general plan for the area; and
- B. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare; and
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.



**WITH RESPECT TO THE HILLSIDE CONDITIONAL USE PERMIT**

- A. That the proposed project is located and designated so as to protect the safety of current and future residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazard, and
- B. That the proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area, and
- C. That the proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan, and
- D. That the proposed development demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents.

**WITH RESPECT TO THE SIGNIFICANT ECOLOGICAL AREA CONDITIONAL USE PERMIT**

- A. That the requested development is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas; and
- B. That the requested development is designed to maintain water bodies, watercourses, and their tributaries in a natural state; and
- C. That the requested development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state; and
- D. That the requested development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from said requested development; and
- E. That where necessary, fences or walls are provided to buffer important habitat areas from development; and
- F. That roads and utilities serving the proposed development are located and designed so as to not conflict with critical resources, habitat areas or migratory paths.

**WITH RESPECT TO THE OAK TREE PERMIT**

- A. That the proposed construction of proposed use will be accomplished without endangering the health of the remaining trees subject to this Part 16 of Chapter 22.56, if any, on the subject property; and
- B. That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated; and
- C. That in addition to the above facts, at least one of the following findings must apply:
  - 1. That the removal or relocation of the oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that:
    - a. Alternative developments plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
    - b. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized, or
  - 2. That the oak tree(s) proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the tree(s), or
  - 3. That the condition of the oak tree(s) proposed for removal, with reference to seriously debilitating disease or danger of falling, is such that it cannot be remedied through reasonable preservation procedures and practices, or
- D. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit in Section 22.56.090, and for an Oak Tree Permit in Sections 22.56.2150 and 22.56.2170 of the Los Angeles County Code (Zoning Ordinance).

**REGIONAL PLANNING COMMISSION ACTION:**

1. The Regional Planning Commission having considered the Mitigated Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Regional Planning Commission that there are is no substantial evidence that the project will have a significant effect on the environment as modified, finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Regional Planning Commission, and adopts the Mitigated Negative Declaration and Mitigation Monitoring Program for the project.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 201300093 and Oak Tree Permit No. 201300019 are **APPROVED**, subject to the attached conditions.

**VOTE:**

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

MK:RS

2/20/2014

c: Each Commissioner

**DRAFT CONDITIONS OF APPROVAL  
DEPARTMENT OF REGIONAL PLANNING  
PROJECT NO. R2013-01846-(3)  
CONDITIONAL USE PERMIT NO. 201300093  
OAK TREE PERMIT NO. 201300019  
ENVIRONMENTAL ASSESSMENT NO. 201300158**

**PROJECT DESCRIPTION**

The applicant proposes to construct a new 2,261 square foot two story single-family residence, with attached two car garage, swimming pool, patio deck, and retaining walls, on a 9,980 square foot parcel. On site grading is proposed for 27 cubic yards of cut and 188 cubic yards of fill, of which 161 cubic yards of fill will be imported, no export. The maximum height of the residence is proposed at 26.5 feet. To accommodate the proposed residence requires removal of 14 ordinance size oak trees and encroachment into an additional 8 oak trees. Mitigation for replacement of the oaks and oak woodland habitat disturbed will occur both on and off-site. Arrangements are planned to allow planting of 20 oak trees off-site at Camp Kilpatrick, a County facility, and 8 oak trees are to be replanted on-site, for a total of 28 replacement oak trees.

**GENERAL CONDITIONS**

1. This grant authorizes a conditional use permit and oak tree permit for the development of a single-family residence within the Antiquated Subdivision Area of Santa Monica Mountains North Area (SMMNA) Community Standards District (CSD) and SEA Buffer 3B of the Zuma Canyon SEA, requiring an oak tree permit for the removal of 14 oak trees and the encroachment of an additional 8 oak trees, pursuant to County Code Sections 22.44.133 F.1, 22.56.020, 22.56.215, and 22.56.2050.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition Nos. 10, 11, and 14. Notwithstanding the foregoing, this Condition No. 3 and Condition Nos. 5, 6, 9, and 15 shall be effective immediately upon the date of final approval of this grant by the County.
4. Unless otherwise apparent from the context, the term "**date of final approval**" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.

5. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
6. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

7. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
9. This grant shall expire unless used within two (2) years from the date of "final approval" of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.

10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$200.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **2 inspections**. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Within three (3) days of the date of final approval of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Wildlife Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Wildlife Code, currently **\$2,231.25** (\$2,231.25 for a Negative Declaration or Mitigated Negative Declaration which includes a \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
12. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which is attached hereto and incorporated by this reference and set forth fully herein.
13. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the Mitigation Monitoring and Reporting Program ("MMRP") and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the office of the County Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the

mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

14. The permittee shall deposit an initial sum of \$6,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
15. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
16. All development pursuant to this grant must be kept in full compliance with the County Fire Code.
17. The applicant shall submit building plans for approval to the Calabasas Fire Prevention Office, at 26600 Agoura Road, Calabasas, for final review and approval and for payment fire protection facilities fees.
18. All development shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director.
19. All development pursuant to this grant shall conform to the requirements of County Department of Public Works.
20. The permittee shall maintain the subject property in a neat and orderly fashion, and shall maintain free of litter all areas of the premises over which the permittee has control.
21. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **three copies** of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.



22. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three copies** of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

#### PERMIT SPECIFIC CONDITIONS

23. The permittee shall comply with all conditions and requirements contained in the County Forester letter dated December 19, 2013 for the oak tree permit (attached hereto and incorporated herein by this reference). The permittee shall also comply with all mitigation measures identified in the adopted Mitigation Monitoring and Reporting Program ("MMRP"), including but not limited to the measures set forth under the Biological Resources category for oak woodland restoration and mitigation under Mitigation Measures 4.1, 4.2, 4.3, and 4.4, which is attached hereto and incorporated herein by this reference. Compliance with the County Forester's letter and the MMRP shall be to the satisfaction of said County Forestry Division and the Department of Regional Planning. These measures include but are not limited to the following:
- a. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for each of the 14 oak trees removed for a total of 28 oak trees;
  - b. Additional oak trees may be required per the Oak Tree Mitigation Plans to be prepared and approved by Regional Planning for on-site planting and off-site planting of oak trees at Camp Kilpatrick, a County Facility;
  - c. Under the MMRP, an in perpetuity conservation easement must be approved by the County in an agreement with either the Mountains Restoration Trust (MRT), a private entity, or the Mountains Recreation and Conservation Authority (MRCA), a public entity
  - d. No oak trees on the subject parcel may be disturbed or removed, or encroached upon, until approval of the agreement between the County, the applicant, MRT and MRCA, the approval of oak tree mitigation plans by the Staff Biologist of Regional Planning, and approval by the County Board of Supervisors for the conservation easement over the mitigation area of Camp Kilpatrick.
24. The permittee shall first obtain approval of a landscape/fuel modification plan, to be approved by the Staff Biologist for the proposed development on site, per the adopted MMRP.
25. The permitte for the project is required to comply with Condition No. 30 of CUP No. 200800102 for service connection to the community septic system. Condition No. 30 of CUP No. 200800102, a copy of which is attached to this CUP, outlines the responsibilities of the owners of any parcels served by the community septic system.

26. No chain-link or other sold fencing structure is permitted on the subject property, with the exception of necessary fencing for safety around the swimming pool area. Open split rail fencing is permitted on the perimeter of the site.
27. The applicant is expected to work diligently to complete the project and shall initiate contact with the Regional Planning Department to pay the fees as specified in Condition No. 14 for the MMRP, and shall work with the assigned Planner and Staff Biologist to begin work outlined in the MMRP.
28. The conditions of this grant shall be retained on the premises at all times and be immediately produced upon request of any County Zoning Enforcement Inspector, County Forester, and County Regional Planning Staff Biologist.

MKK:RS  
2/20/2014



Los Angeles County  
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## CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

*(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)*

**A. That the requested use at the location will not:**

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The requested use will be for the construction of a new single family residence on the lot, and shall not affect the health of the neighborhood, nor the peace, welfare or comfort of the neighborhood. The construction will be on the lot only, and will not be a detriment to any roadways, paths, nor crosswalks of the neighborhood. This new construction will increase the value of other properties in the area, as opposed to being detrimental to the area. There will be no issues with the public health, safety, or general welfare to the surrounding area as my contractor has been licensed for 25 years and is familiar with the location of my lot, and is aware of how to conduct the project with the least amount of disturbance to the community.

**B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.**

The Lot square footage is approx. 9,906 and the property will be a 2 story 2,661 sq ft house with all set back verified, including landscaping with approved area vegetation and plantlife, minimal hardscaping for the driveway, the complete lot will have a 6ft vinyl fence on each side of it as well as the rear of the lot, and the 2 car garage will suffice the parking requirement. The front yard will have the approved percentage from LA County of Sod and drought tolerable vegetation, as well as planted Oak trees on the rear of the Lot and hillside (per LA County's Removal & Replanting requirement).

**C. That the proposed site is adequately served:**

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

The width of Thrift Rd, Latigo Cyn and Kanan Rd (all 3 roads accessible for and to the Lot) are over 25ft in diameter; currently all 3 are improved roadways and have been so for over 20 years. The construction project area will not block any public or private service facilities as it will have clearance from Thrift Rd, as well as all other roadways near the site.



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## OAK TREE PERMIT BURDEN OF PROOF

Please identify the number of oak trees proposed for:

14

Removal

8

Encroachment

3

To Remain

25

Total existing oak trees

\* (18 on-property : 7 off-property) \*

Pursuant to Zoning Code Section 22.56.2100, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to Part 16 of Chapter 22.56, if any, on the subject property.

see attached document

B. That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.

see attached document

C. That in addition to the above facts, at least one of the following findings must apply:

1. That the removal of oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that:
  - a. Alternate development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
  - b. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized, or
2. That the oak tree(s) proposed for removal or relocation interfere with utility service or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the tree(s), or
3. That the oak tree(s) proposed for removal, with reference to seriously debilitating disease or danger of falling, is such that it cannot be remedied through reasonable preservation procedures and practices.

see attached document

D. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

see attached document

## **TREES, etc.**

E-Mail: [treasetc.richard@gmail.com](mailto:treasetc.richard@gmail.com)

Phone: 805-558-TREE (8733)

Fax: 805-832-6398

### **BURDEN of PROOF STATEMENTS = R2013-01846**

- A. In accordance with the proposed 'current' site design (derived from the '10 scale' "Grading & Drainage Plan [sheet C-2]", as produced by Sassan Geosciences, Inc., revision dated September 16, 2013) for this project, the on-site native Oak trees [except on-property Oak trees #5, #16, #17 & #18; along with "off-property" trees map numbered: OP-1, OP-2, OP-3, OP-4, OP-5, OP-6 & OP-7] shall not be endangered from the proposed construction. Protective measures such as pre-construction fencing & post-construction care information shall be provided.

The saved on-property Oak trees (#5, #16, #17 & #18) within this property boundary shall be fenced with a temporary chainlink fencing, which shall not be removed without final consent of **TREES, etc.** and/or the approval of the Los Angeles County Forester. The owner of this project shall receive a copy of the "approved" Los Angeles County **OAK CARE INFORMATION** packet as to how to best care for the native Oak trees.

- B. The proposed removal of the recommended 14 Oak trees [numbered: 1 to 4 & 6 to 15] will not create additional soil erosion through the diversion or increase the flow of surface waters. All the areas that are disturbed from proposed grading will be replanted and re-vegetated which will comply with the current Los Angeles County grading and landscape ordinances.
- C1. Based upon the site constraint requirements, such as topography, the proposed building construction will necessitate the removal of the above noted native Oak trees.
- C3. No native Oak trees on this proposed project site are being specifically removed for disease problems.
- C4. The Los Angeles County **OAK TREE ORDINANCE** permits an applicant to suggest removals. Our application follows the guidelines of "Ordinances #88-0157, #93-0017 & #93-0018". Our "Oak Tree Report", dated September 30, 2013, delineates the present status of this project's Oak tree resource. Furthermore, this project shall plant eight (8) 1-gallon specimen Oak trees as mitigation "replacements" for each approved removal on-site & twenty (20) 1-gallon specimen Oak trees as mitigation "replacements" for each approved removal off-site (within the Mountains Restoration Trust [MRT] lands). Therefore, this project shall plant, on & off site, twenty-eight (28) 1-gallon specimen Oak trees as mitigation "replacements".



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## HILLSIDE MANAGEMENT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.215.F, the applicant shall substantiate the following:

*(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)*

A. That the proposed project is located and designed so as to protect the safety of current and future residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow or erosion hazard.

Please see attached Pages

B. That the proposed project is compatible with the natural biotic, cultural, scenic, and open space resources of the area.

Please see attached Pages

C. That the proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with objectives and policies of the General Plan.

Please see attached Pages

D. The proposed project development demonstrates creative and imaginative design resulting in a visual quality that will complement community character and benefit current and future residents.

Please see attached Pages

## **HILLSIDE MANAGEMENT BURDEN OF PROOF**

**A. That the proposed project is located and designed so as to protect the safety of current and future residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow or erosion hazard.**

The proposed project will be the last lot within Thrift Rd to have construction on it, as all other lots within it have already been constructed and occupied. There will be no threat to life nor property due to the fact that each lot to the left and right of this lot are another lot's additional yard. No seismic activity will occur as the Lot's flat pad had been prepared for construction previously, and there will be no slope instability as additional oak trees will be planted to create an even stronger stability for the lightly sloping hillside. The proposed property will be equipped with Fire sprinklers and the retaining walls will help in case of the possibility of flood, mud flows or erosion control.

**B. That the proposed project is compatible with the natural biotic, cultural, scenic, and open space resources of the area.**

The proposed project provides for a rural residence within an area of other such residences. It is set among oak woodlands and the rear of the property would retain one large oak and thirty-four planted 8-foot oaks that would help to retain the character of the adjacent area and some habitat for local species that use oak woodlands, but that can also thrive adjacent to human development. In this manner, the property will be developed with similar impacts to the existing biotic community as other residences in the area.

**C. That the proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with objectives and policies of the General Plan.**

The proposed location for the project is approx. 9 minutes from the Agoura Hills Shopping District and 11 minutes from the Malibu Commons. Both locations consist of grocery stores, shopping stores, post offices, gas stations, restaurants, banks, gyms, furniture stores, movie theaters, as well as specialty stores. The Malibu Commons is 1 block from Pacific Coast Highway, and the Agoura Hills Shopping District is located in the direct vicinity of Highway 101.

**D. The proposed project development demonstrates creative and imaginative design resulting in a visual quality that will compliment community character and benefit current and future residents.**

The proposed plans for the house consist of a Mediterranean style Tuscan Villa home similar in size and style as a couple of the properties within the community. It's updated quality will in essence increase the property values of the community as it shall be constructed with higher quality components and materials. The landscaping will be visually abundant, but similar to the current vegetation consistent with the rest of the community. The property is within the HOA's standards & guidelines for like properties within the community.





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## SIGNIFICANT ECOLOGICAL AREAS BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.215, the applicant shall substantiate the following:

(Do not provide one word or Yes/No responses. If necessary, attach additional pages.)

A. That the requested development is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas.

PLEASE SEE Attached Pages

B. That the requested development is designed to maintain water bodies, watercourses, and their tributaries in a natural state.

Please see attached Pages

C. That the requested development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state.

Please see attached Pages

D. That the requested development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from said requested development.

Please see attached Pages

E. That where necessary, fences or walls are provided to buffer important habitat areas from development.

Please see attached Pages

F. That roads and utilities serving the proposed development are located and designed so as to not conflict with critical resources, habitat areas or migratory paths.

Please see attached Pages

## SIGNIFICANT ECOLOGICAL AREAS BURDEN OF PROOF

- A. That the requested development is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas.**

The proposed project is within a rural residential area. Though residential development has impacted the existing oak woodland, the area is still rural. Natural and landscaped oaks provide an abundance of large trees with spreading crowns, and support a variety of characteristic oak woodland plant and animal species (Cooper 2009). The oak woodland on the site, though intact, is not undisturbed; visible impacts include regular control (through spraying) of poison-oak *Toxicodendron diversilobum* (Cooper 2009), as well as the removal of most downed wood, both on the site as well as on adjacent lots on Thrift Rd. Additionally, there is a small fragment of chaparral occurs at the far southern end of the property. This area may have been cleared at one time, and was partially graded; a cement skirt runs from east-west near the back property line, presumably to direct water off the slope after it was altered for construction of neighboring houses (Cooper 2009). Combined these habitats represent natural habitats that support existing biotic resources within the context of a lightly developed rural residential area. The proposed development fits into this context.

In the context of the existing oak woodland as whole, this development will place a 2-story house into the center of the remaining oak grove along Thrift Rd., one that has already been reduced from prior development in the area. With build-out, the applicant proposes a total loss of function on most of the flat area adjacent to the road with 1240 sq ft (12.5%) of lawn, 2700 sq ft (27.25%) of hardscape, 3638 sq ft (36.75%) of landscaped area and 2327 sq ft (23.5%) undeveloped. This includes areas for the structure, pool, deck, driveway and lawn, as well as the removal of 17 of 18 oaks on the property. At the back of property there is an undeveloped slope where a large oak will remain, and thirty-four 8-foot oaks will be planted (E. Makabi pers.comm). In this manner, the property will be developed with similar impacts to the existing biotic community as other residences in the area.

The project will attempt to minimize these impacts through the retention of one large oak and the planting of thirty-four 8-foot oaks. Suggested minimization practices taken from Cooper (2009) for the back slope include, “reducing irrigation, allowing leaves, limbs and other fallen material to remain to serve as cover, minimizing grading and contours to the extent possible.” As well as the following measures suggested by Cooper (2009) to minimize impacts to the local flora and fauna.

- “Avoid compaction/trampling of the soil throughout the entire property (this will surely damage the root system of the oaks, which spread out very far from the trunk/ dripline). This includes retaining walls, cement driveways and patios, above ground swimming pools, etc.
- Avoid watering oaks, or any part of the property. Use of native plants in landscaping may require some watering initially, but as this is a mesic, shady site, it shouldn't be hard to keep watering to an absolute minimum.

- Allow understory of oak woodland (and scrub at rear of property) to develop naturally as much as possible, while conforming to fire codes. If clearing vegetation becomes necessary, do so outside the nesting season (e.g., in fall or winter, rather than spring/summer).
- Do not plant invasive non-native landscaping species like Lantana, nasturtium, etc.
- Keep outdoor lighting to a minimum and direct light narrowly and at the ground, preferably on landscaped or built surfaces. Light pollution interferes with hunting owls, foraging poorwills, etc.
- Keep all pets indoors. Cats and dogs kill not only birds, but reptiles, amphibians, butterflies, etc.
- If pets are present, dispose of their waste in the garbage, not on the property (or on adjacent properties). This attracts non-native insects and alters the natural ecosystem.
- Keep pet food outside. This attracts nuisance wildlife and bolsters their numbers in the region.
- Avoid use of bird feeders and nest boxes; instead rely on natural cavities in oaks and naturally-occurring plants.”

Overall, the grading and development will impact the biotic resources present, but by retaining large oaks, planting oaks, and minimizing impacts of the development the project, will help to offset some impacts and will be consistent with impacts of the overall residential development in the area.

**B. That the requested development is designed to maintain water bodies, watercourses, and their tributaries in a natural state.**

There are no water bodies, watercourses or tributaries within the proposed project site (Cooper 2009), therefore, none would be impacted.

**C. That the requested development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and .natural state.**

The project is within an existing residential area (Cooper 2009) and as such, the surrounding area is already compromised as a wildlife movement corridor. As such, development of this property within the context of other residential developments in the area would not impact wildlife movement corridors. The retention of an old oak and planting of young oaks at the back of the property will help to allow the property to retain some connectivity with the adjacent oak canopy.

**D. That the requested development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from said requested development.**

Most of the property, including oak trees would be cleared. One large oak at the rear of the property will remain as well as thirty-four 8-foot planted oaks, and this would be contiguous with the oak woodland on adjacent properties to the west. Most of the understory would be cleared. Measures described in Question A will also be implemented to minimize impacts to

existing and adjacent biological resources. In this manner, the property will be developed with similar impacts to the existing biotic community as other residences in the area.

**E. That where necessary, fences or walls are provided to buffer important habitat areas from development.**

The slope that bisects the property will be altered by the construction of a retaining wall at the base of the slope. Boundary walls will be put up on three sides of the property. These will buffer the property from existing natural areas.

**F. That roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources; habitat areas or migratory paths.**

The project proposes no new roads or utilities other than the driveway and connections serving the residence. Therefore they would not conflict with critical resources; habitat areas or migratory paths.

## **MITIGATED NEGATIVE DECLARATION**

**PROJECT NUMBER:** R2013-01846

**CASE NUMBERS:** ROAK 201300019; RCUP 201300093; RENV 201300158

### **1. DESCRIPTION:**

Project proposal to construct a new two-story single-family residence, with attached two car garage, swimming pool and deck, within the Antiquated Subdivision Area of the Santa Monica Mountains North Area Community Standards District (CSD). Site is located within a buffer area to the Zuma Canyon SEA, identified as SEA Buffer 3B. A Hillside/SEA CUP is required for the residence per County Code Section 22.44.133 F.1 due to location in CSD on parcel less than one-half gross acre in size, with slopes of 25 percent or greater on site. Parcel size is 9,980 square feet net. Maximum height of structure proposed at 26.5 feet. Oak tree permit application filed to remove up to 14 oak trees and encroachment into an additional eight oaks. Project reviewed by the County's Significant Ecological Area Technical Advisory Committee (SEATAC) on September 9, 2013, and November 4, 2013. Recommendations by SEATAC are that a suitable location within SEA or SEA Buffer be found to mitigate for loss of oak woodland acreage and to plant mitigation oak trees. Total square footage for residence proposal is 2,261 square feet, and 2,718 square feet for impervious surfaces on site or 27 percent of the site. Open space will comprise 73 percent of the site. Water service to be provided by Las Virgenes Municipal Water District. Septic tank to be located in west section of site and will connect to the community septic system located on APN 4464-011-035. On site grading proposed for 27 cu. yds. of cut, 188 cu. yds. of fill, with 161 cu. yds. of import, no export.

### **2. LOCATION:**

540 Thrift Road, Malibu

### **3. PROPONENT:**

Mr. Edward Makabi  
5905 Beckford Ave.  
Tarzana, CA 91356

### **4. FINDINGS OF NO SIGNIFICANT EFFECT:**

**BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT THROUGH IMPLEMENTATION OF MITIGATION MEASURES WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.**

### **5. LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:**

**THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS MITIGATED NEGATIVE DECLARATION IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012**

**PREPARED BY:** Rudy Silvas of the Zoning Permits West Section, Department of Regional Planning

**DATE:** January 23, 2014

# Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning



**Project title:** "Thrift Road Residence"/ Project No. 2013-01846-(3)/ Case No(s). RENV 201300158; RCUP 201300093, ROAK 201300019;

**Lead agency name and address:** Los Angeles County, 320 West Temple Street, Los Angeles, CA 91020

**Contact Person and phone number:** Rudy Silvas (213) 974-6462

**Project sponsor's name and address:** Edward Makabi, 5905 Beckford Ave., Tarzana, CA 91356

**Project location:** 540 Thrift Rd., Malibu  
**APN:** 4464-012-039 & 016 USGS Quad: Point Dume

**Gross Acreage:** 0.24

**General plan designation:** Significant Ecological Area (SEA)

**Community/Area wide Plan designation:** N5 – Mountain Lands 5 – Santa Monica Mountains North Area Plan (1 du/5 acres)

**Zoning:** A-1-5 (Light Agricultural – 5 acre gross minimum required area)

**Description of project:** The project proposal is to construct a new two-story single-family residence, with attached two car garage and accessory swimming pool and deck, located in the Antiquated Subdivision Area of the Santa Monica Mountains North Area Community Standards District (CSD). The project site is also located within a buffer area to the Zuma Canyon SEA and is identified as SEA Buffer 3B. A Hillside/SEA CUP is required for the residence per County Code Section 22.44.133 F.1 due to its location on a parcel within the CSD, less than one-half gross acre in size, with slopes of 25 percent or greater on the site. The parcel is 9,980 square feet net in size. Maximum height of structure proposed for 26.5 feet. A retaining wall with drainage swale is proposed across the property near the toe of the slope, with additional retaining walls along the north and south property lines surrounding the proposed development. An oak tree permit application has been filed to remove up to 14 oak trees and encroach into an additional eight oaks for the proposed development. The project has been reviewed by the County's Significant Ecological Area Technical Advisory Committee (SEATAC) on September 9, 2013, and November 4, 2013. Recommendations by SEATAC are that the applicant find a suitable location within the SEA or SEA Buffer to mitigate for the loss of oak woodland acreage and to plant mitigation oak tree replacements. The total square footage for residence proposal is 2,261 square feet. The total square footage for impervious surfaces on the site is 2,718 square feet, or 27 percent of the site. Open space will comprise 73 percent of the site. Water service is to be provided by Las Virgenes Municipal Water District. A septic tank is to be located in the west section of the site and will connect to the community septic system located on APN 4464-011-035. On site grading proposed for 27 cu. yds. of cut, 188 cu. yds. of fill, with 161 cu. yds. of import, no export.

**Surrounding land uses and setting:** The project site is located within the Santa Monica Mountains North Area and within SEA Buffer 3B to the Zuma Canyon SEA. The site is currently vacant and is situated among surrounding single family residences in the Antiquated Subdivision Area. The site does consist of a

large number of oak trees and is part of a significant oak woodland. Topography is relatively flat down the site to the south of Thrift Road, and then slopes up steeply towards the rear of the site. Surrounding topography is also mild to steeply sloped.

**Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):**

*Public Agency*

*Approval Required*

Cal Fish & Wildlife

May be required for review and approval of any potential impact to native wildlife species on the site.

**Major projects in the area:**

*Project/Case No.*

*Description and Status*

R2008-01116/CUP 200800102

Community wastewater treatment system on APN 4464-011-035, approved on 11/18/08.

**Reviewing Agencies:**

*Responsible Agencies*

- ☐ None  
Regional Water Quality Control Board:  
☒ Los Angeles Region  
☐ Lahontan Region  
☐ Coastal Commission  
☐ Army Corps of Engineers

*Special Reviewing Agencies*

- ☐ None  
☒ Santa Monica Mountains Conservancy  
☐ National Forest  
☒ Mountains Recreation and Conservation Authority  
☒ Resource Conservation District of Santa Monica Mountains Area  
☒ National Park Service  
☒ City of Westlake Village  
☒ Las Virgenes Water Dist.  
☒ Mountains Restoration Trust

*Regional Significance*

- ☐ None  
☐ SCAG Criteria  
☐ Air Quality  
☐ Water Resources  
☒ Santa Monica Mtns. Area  
☐

*Trustee Agencies*

- ☐ None  
☒ State Dept. of Fish and Wildlife  
☒ State Dept. of Parks and Recreation  
☐ State Lands Commission  
☐ University of California (Natural Land and Water Reserves System)

*County Reviewing Agencies*

- ☒ DPW:  
- Land Development Division (Grading & Drainage)  
- Geotechnical & Materials Engineering Division  
- Watershed Management Division (NPDES)  
- Traffic and Lighting Division

- ☒ Fire Department  
- Forestry, Environmental Division  
- Planning Division  
- Health Hazmat  
☐ Sanitation District  
☒ Public Health/Environmental Health Division: Land Use Program (OWTS)  
☒ Sheriff Department  
☒ Parks and Recreation  
☐ Subdivision Committee

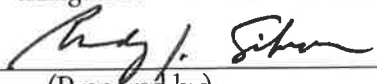
## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project.


- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Aesthetics           | <input type="checkbox"/> Greenhouse Gas Emissions    | <input type="checkbox"/> Population/Housing                    |
| <input type="checkbox"/> Agriculture/Forest              | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Public Services                       |
| <input type="checkbox"/> Air Quality                     | <input type="checkbox"/> Hydrology/Water Quality     | <input type="checkbox"/> Recreation                            |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning           | <input type="checkbox"/> Transportation/Traffic                |
| <input type="checkbox"/> Cultural Resources              | <input type="checkbox"/> Mineral Resources           | <input type="checkbox"/> Utilities/Services                    |
| <input type="checkbox"/> Energy                          | <input type="checkbox"/> Noise                       | <input type="checkbox"/> Mandatory Findings<br>of Significance |
| <input type="checkbox"/> Geology/Soils                   |  |  |

DETERMINATION: (To be completed by the Lead Department.)  
On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
\_\_\_\_\_  
Signature (Prepared by)

1/23/14  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature (Approved by)

1/23/14  
\_\_\_\_\_  
Date



## EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.
- 8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

## 1. AESTHETICS

<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Have a substantial adverse effect on a scenic vista?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The proposed two-story residence will be located off a local street, Thrift Road, a 60 foot right-of-way that is not a designated scenic route. The pad will be located at the base of the slope on the property. The site does consist of a grove of oak trees that are part of a significant oak woodland in the area. Fourteen of the oaks on the property are to be removed to accommodate the proposed development. The removal of the oaks would alter the natural view of the oaks that currently dominate the site. A landscape plan will be required to lessen the impact of the development into the cluster of oaks, which will include the replanting of some oaks on the site. The landscape plan shall consist of native plants that will blend in with the natural landscape of the Santa Monica Mountains. The landscape/fuel mod plan shall be compliant with Fuel Modification requirements for fire hazard. Visual impacts will be further reduced by implementing measures to require the proposed residence to be painted or constructed of materials with a natural earth tone color that is color consistent with the surrounding natural environment. Windows on the proposed residence must be made of non-reflective and non-glare.

b) Be visible from or obstruct views from a regional riding or hiking trail?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Site is not visible from any regional riding or hiking trail.

c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed residence will cause the removal of up to 14 oak trees, but not within a state scenic highway corridor.

d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Visual character of the oaks on site will be impacted. Mitigation measures will employed to reduce the visual impact to less than significant.

e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Non-reflective and non-glare windows will be used for the proposed residence. Night Sky Ordinance requirements will control light emissions and glare from the site.

## 2. AGRICULTURE / FOREST

*In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.*

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Site not located in farmland designated area, per Los Angeles County Farmland Map of 2002 land is classified as "Urban and Built up" land. Project would be situated within a tract of other homes.

b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>No conflict with existing A-1-5 "Light Agricultural-5 acre gross minimum required area" zone on property.</u>				

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Project will have no conflict with existing zoning, or be cause for change to existing zoning.

d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Project will not impact forest land.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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No other changes are anticipated to impact or result in conversion of farmland of forest land.

### 3. AIR QUALITY

*Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.*

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Construction of one residence would not conflict with SCAQMD air quality plans.</u>				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Project would not produce emissions that could affect air quality.</u>				
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>No emissions will result from proposed project which would impact air quality.</u>				
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>No sensitive receptors will be exposed to substantial pollutant concentration as a result of construction of single family residence.</u>				
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>No surrounding residents would be subjected to objectionable odors due to construction of residence and its use thereafter.</u>				

#### 4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service (USFWS)?

☐ ☒ ☐ ☐

The site supports disturbed oak woodland vegetation. The understory is routinely treated to remove litter and vegetation as protection against wildfire. Hence, habitat for special-status species is generally lacking. A single special-status bird species—oak titmouse—has been observed on site. The project includes mitigation to conduct pre-construction nesting bird surveys in compliance with the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13) and Sections 3503, 3503.5, and 3513 of the California Fish and Game Code. Additionally, required mitigation for the replacement of oak woodland vegetation resulting from development of the proposed project will mitigate impacts to oak woodland habitat upon which this species is dependant.

b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFG or USFWS?

☐ ☒ ☐ ☐

The proposed removal of the 14 oak trees and encroachment into eight more would remove part of the oak woodland habitat currently situated on the site within SEA Buffer 3B to the Zuma Canyon SEA. Mitigation to replant the trees and replace the acreage of the disturbed habitat, pursuant to the County's Ordinance for Oak Tree Permit requirements and Section 21083.4 of the Public Resources Code for Conversion of Oak Woodlands, will be required on a site suitable for oak trees within the Zuma Canyon SEA, or one of its SEA Buffer Areas. Los Angeles County Camp Kilpatrick has been selected for off-site oak mitigation planting, located at 427 Encinal Canyon Road, Malibu, zip code 90265-2404.

c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?

☐ ☐ ☐ ☒

No protected waters are present on the project site. All drainage will be controlled through LID requirements in order to avoid any excessive runoff.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☐ ☐ ☒ ☐

The site lies within a neighborhood of small-lot single-family residences and development of the proposed residence is not expected to appreciably diminish the ability of wildlife to move through the area or access nearby natural open-space areas.

Wildlife nursery sites on site may comprise nesting sites of native bird species, which are protected by the Migratory Bird Treaty Act of 1918 (16 U.S.C. 703-712; Ch. 128; July 13, 1918; 40 Stat. 755) and California Fish and Game Code Section 3503.

e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?

☐ ☒ ☐ ☐

Oak woodland of site would be significantly altered with removal of oak trees. Mitigation will be required to mitigate for removal of oak trees and habitat acreage.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?

☐ ☒ ☐ ☐

Project is located in an SEA Buffer Area to the Zuma Canyon SEA and requires an SEA CUP per the Santa Monica Mountains North Area CSD. SEATAC has recommended that mitigation for the removal of the oaks occur within the SEA or SEA Buffer Areas. County Code Section 22.56.215 H. requires that in the Director's report for the project there be stated the recommendations of SEATAC for the project along with comments and recommendations compiled through consultation with other appropriate agencies. Based on SEATAC's recommendation, the project will require mitigation for the oak trees within the SEA or SEA Buffer Areas. The project will be consistent with the Biological Resources Goals and Policies of the Santa Monica Mountains North Area Plan with incorporation of SEATAC comments in the project conditions and mitigation measures.

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

☐ ☐ ☐ ☒

The site is not located within an area subject to the provisions of an adopted habitat conservation plan.

## 5. CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>The site is not anticipated to be a part of significant historical resource.</u>				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>There are no known archaeological resources at the site.</u>				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>There are no known paleontological resources on the site.</u>				
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>No known evidence of any human remains on site.</u>				

## 6. ENERGY

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with Los Angeles County Green Building Ordinance (L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 22.52, Part 21)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project will be required to comply with Green Building requirements.

b) Involve the inefficient use of energy resources (see <u>Appendix F</u> of the CEQA Guidelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Single family residence will not create an inefficient use of energy resources.



## 7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.

☐ ☐ ☒ ☐

There is no mapped fault trace on-site or within the surrounding vicinity (California Geological Survey – Seismic Hazard Zone Maps, 1997-2005).

ii) Strong seismic ground shaking?

☐ ☐ ☒ ☐

Subject site not identified as within a liquefaction zone, or seismic zone. Approval by Building and Safety is required for latest code compliance and earthquake safety (California Geological Survey – Seismic Hazard Zone Maps, 1997-2005).

iii) Seismic-related ground failure, including liquefaction and lateral spreading?

☐ ☐ ☒ ☐

Pad area located next to steep slopes susceptible to landslides. Final grading plan approval required by County Public Works (CGS Alquist-Priolo Maps, 1974-2007).

iv) Landslides?

☐ ☐ ☒ ☐

Project pad area located below and to the west of area with landslide potential. Landslide zone has been developed with lots and single family homes. Final grading plan required to be reviewed by Public Works to ensure safety of proposed residence from any potential landslide hazard (California Geological Survey – Seismic Hazard Zone Maps, 1997-2005).

b) Result in substantial soil erosion or the loss of topsoil?

☐ ☐ ☒ ☐

Residential structure will require proper drainage per Building and Safety and Low Impact Development (LID) requirements to prevent soil erosion. Project will be required to comply with Chapter 12.84 of Title 12 of the Los Angeles County Code.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of

☐ ☐ ☒ ☐

the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Proposed residential pad location below slope on south end of site. A final grading and drainage plan must be approved by County Public Works' Building and Safety Division to ensure safety and stability for the pad location and the structures proposed, including swimming pool.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

☐☐☒☐

Proposed residence may be located on expansive soil; however, final grading and drainage plan review will require implementation of building code requirements for structure related to expansive soils.

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?

☐☐☒☐

Final grading plan must be cleared by County Public Works, and placement of septic tank for connection to community septic system approved by County Public Health prior to issuance of building plan approval.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?

☐☐☒☐

Project is in compliance with hillside management requirements. A minimum of 70 percent of the site will be left as open space as defined under County Code Section 22.56.215 (I).

## 8. GREENHOUSE GAS EMISSIONS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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New residence with swimming pool not likely to have significant contribution to GHG emissions. Planting of new oaks to replace removal of existing oaks will compensate and contribute to the continued natural reduction of CO2 gas.

b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Project will not conflict with any plan or policy to reduce GHG emissions.

## 9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Project is for a single family residence.</u>				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>All paints, glues or any other potentially toxic materials used during construction shall be properly stored.</u>				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>All paints, glues or any other potentially toxic materials used during construction shall be properly stored in order to avoid contamination of any runoff.</u>				
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Site is not likely on any such list.</u>				
e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Project site not located within an airport land use plan area or in proximity to an airport.</u>				
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Project site not within vicinity of a private airstrip.</u>				

g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

☐☐☒☐

Project for proposed residence would not interfere with emergency response and evacuation plans.

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

i) within a Very High Fire Hazard Severity Zones (Zone 4)?

☐☐☒☐

Although located in Fire Zone 4, the project is required to have a fuel modification plan approved by the County's Fuel Mod Unit to ensure protection against fire hazards.

ii) within a high fire hazard area with inadequate access?

☐☐☒☐

Proposed residence served by adequate access through Thrift Road which connects to Latigo Canyon Road, a limited secondary highway.

iii) within an area with inadequate water and pressure to meet fire flow standards?

☐☐☒☐

Las Virgenes Municipal Water District will serve property. Property development will be required to meet Fire Department requirements.

iv) within proximity to land uses that have the potential for dangerous fire hazard?

☐☐☒☐

Surrounding land uses are single-family residences. A fuel modification plan will be developed to protect against potential wildfire hazards.

i) Does the proposed use constitute a potentially dangerous fire hazard?

☐☐☒☐

The proposed residence does not constitute a dangerous fire hazard.

## 10. HYDROLOGY AND WATER QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Violate any water quality standards or waste discharge requirements?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Final approval of the septic tank location on site and connection to the community septic system required by County Public Health. Preliminary approval for connection granted by Public Health on June 16, 2013. Connection to the Malibu Highlands community wastewater treatment system must be compliant with Condition No. 30 of CUP No. 200800102.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Project site will be served by Las Virgenes Municipal Water District. A water Will Serve Letter is required.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Residential structure will require proper drainage per Building and Safety and Low Impact Development (LID) requirements to prevent soil erosion. Project will be required to comply with Chapter 12.84 of Title 12 of the Los Angeles County Code.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project will provide for the proper drainage distribution through approved drainage and grading plans from DPW so there would be no flooding on or off-site. Discharging flow off the dry well will be normalized prior to its release onto the public road right of way on Thrift Road to the satisfaction of Public Works.

e) Add water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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diseases such as the West Nile virus and result in increased pesticide use?

No uses are proposed with the residence that would create standing water. Swimming pool will use chlorinated water.

f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

☐ ☐ ☒ ☐

Runoff control measures shall be implemented during construction, project required to comply with MS4 permit requirements. No polluted runoff will be produced as all toxic materials (i.e. paints, glues) used during construction will be required to be stored inside a proper storage shed. Implementation of permeable surfaces and other LID features will help control water runoff from the project after construction is completed.

g) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?

☐ ☐ ☒ ☐

Runoff control measures will be required through Best Management Practices during construction. Project will be required to comply with MS4 and LID requirements to ensure runoff control during and after construction is completed. Best Management Practices will be employed as part of the approved MS4 permit.

h) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?

☐ ☐ ☒ ☐

The project will comply with LID through approved drainage and grading plans from DPW.

i) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?

☐ ☐ ☒ ☐

Project will not be a point of discharge for pollutants into jurisdictional drainage impacting biological systems.

j) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?

☐ ☐ ☒ ☐

Final approval of on-site septic tank location and connection to community septic system required by County Public Health prior to issuance of any grading or building permits. A final grading and drainage plan must also be reviewed by County Public Works prior to issuance of grading and building permits. Public Works and Public Health will set requirements to ensure against complications for system implementation due to any geological limitations.

k) Otherwise substantially degrade water quality?

☐ ☐ ☒ ☐

Final approval of on-site septic tank connection to community septic system by County Public Health will ensure that water quality is not degraded.

l) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain?

☐☐☒☐

Project not located in mapped flood hazard area.

m) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?

☐☐☒☐

Project not located in mapped flood hazard area.

n) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

☐☐☒☐

No hazard to site from severe flooding is indicated on maps or anticipated due to pad location.

o) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?

☐☐☐☒

Project is located in mountains area.



## 11. LAND USE AND PLANNING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Physically divide an established community? ☐ ☐ ☒ ☐

Proposed single-family residence would infill part of a partially developed tract in the Antiquated Subdivision Area of the Santa Monica Mountains North Area.

b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans? ☐ ☐ ☒ ☐

The Santa Monica Mountains North Area Plan designation for the site is N5 – Mountain Lands 5 (1du/5 acres). The project site is located in the Antiquated Subdivision Area, with a lot area of 0.24 acres in size. Although the proposed residence does not meet the current area requirements per the Area Plan, it is proposed on a legally established parcel. A small cluster of residences are located along the section of Thrift Road where the residence is proposed. The proposed residence will keep the development off the hillside area to the rear of the parcel, minimizing grading requirements. Minimized grading impacts, with project proposed to maintain 73 percent of the parcel area for open space, is consistent with the North Area Plan Policy VI-14 for development in the Antiquated Subdivision Area.

c) Be inconsistent with the County zoning ordinance as applicable to the subject property? ☐ ☐ ☒ ☐

The designated zoning on the property is A-1-5 (Light Agricultural-5 acre required min. lot area), and the subject site provides less than the required area for residential development. However, the parcel is legally established with a Certificate of Compliance per the California Subdivision Map Act, and is not restricted to home construction. The A-1-5 Zone permits single-family residences in accordance with Santa Monica Mountains North Area CSD requirements and development standards.

d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria? ☐ ☐ ☒ ☐

Project development will be in conformance with Hillside Management and Significant Ecological Area conformance criteria. The project has been reviewed by SEATAC

## 12. MINERAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
<b>a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

No loss of any known mineral resource would occur as a result of the project.

<b>b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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No such loss is anticipated as result of the project.

### 13. NOISE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project result in:</b>				
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>All noise (i.e. power saws, drills and cement mixers) generated during construction shall be controlled through best management practices.</u>				
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Any groundborne vibrations or noise levels during construction shall be controlled through best management practices.</u>				
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Noise during construction will be controlled through best management practices.</u>				
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Construction noise to be controlled through best management practices.</u>				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Project not located within an airport land use plan area or within two miles of a public airport.</u>				
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Project not located within vicinity of a private airstrip.</u>				

## 14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Proposed residence would be part of an established rural community.</u>				
b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>No other existing residences will be displaced.</u>				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>No individuals are to be displaced as a result of project.</u>				
d) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Project will not result in any significant population increase.</u>				

## 15. PUBLIC SERVICES

<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

### Fire protection?

☐      ☐      ☒      ☐

Project site is located approximately 4.5 miles from County Fire Station 72, which is located to the west on Decker Canyon Road, and County Fire Camp 13 located approximately 3.5 miles to the west off of Encinal Canyon Road. It is anticipated that adequate service will continue to be provided by the Fire Department.

### Sheriff protection?

☐      ☐      ☒      ☐

Nearest Sheriff Station is Malibu Lost Hills, approximately seven miles to the northeast in the City of Calabasas. No response time conflicts are anticipated, as law enforcement vehicles are smaller, faster and more maneuverable than larger Fire emergency access vehicles that would need to get to the site.

### Schools?

☐      ☐      ☒      ☐

The addition of one household in the community of rural homes will not have a significant impact on the local school district.

### Parks?

☐      ☐      ☒      ☐

No anticipated impacts to park and recreational facilities with the addition of one household.

### Libraries?

☐      ☐      ☒      ☐

Library mitigation fees for proposed residence shall be paid by project proponent.

### Other public facilities?

☐      ☐      ☒      ☐

No other impacts to public facilities anticipated through project.

## 16. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project would not significantly increase use of parks.

b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Project would not require construction or expansion of such facilities.

c) Would the project interfere with regional open space connectivity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project involves the development of a single-family residence over an Antiquated Subdivision Tract lot, partially developed. Open space connectivity will not be disturbed anywhere in the vicinity as a result of the proposed development.

## 17. TRANSPORTATION/TRAFFIC

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Project does not present any impacts to the circulation system.</u>				
b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Project will not conflict with CMP.</u>				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Project would not affect air traffic patterns.</u>				
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>No new hazards would be created.</u>				
e) Result in inadequate emergency access? <u>Emergency access would remain the same.</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? <u>Project presents no conflict with any such policies, plans or programs.</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## 18. UTILITIES AND SERVICE SYSTEMS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards? <u>Proposed residence will be on septic.</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? <u>Project will be on septic.</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? <u>No drainage system capacity problems anticipated.</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses? <u>Project to be served by Las Virgenes Municipal Water District. Will serve letter required.</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?  <u>No capacity problems anticipated, no need to construct new energy facilities or expand existing as a result of project.</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? <u>Proposed project should not impact area landfills.</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? <u>Project not anticipated to conflict with federal, state and local statutes regulating solid waste.</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



## 19. MANDATORY FINDINGS OF SIGNIFICANCE

- |  | <i>Potentially<br/>Significant<br/>Impact</i> | <i>Less Than<br/>Significant<br/>Impact with<br/>Mitigation<br/>Incorporated</i> | <i>Less Than<br/>Significant<br/>Impact</i> | <i>No<br/>Impact</i>     |
|--|---|--|---|--------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/>                      | <input checked="" type="checkbox"/>  | <input type="checkbox"/>                    | <input type="checkbox"/> |

Mitigation measures will prevent project from creating significant environmental impacts to the biota of the site, and visual impacts, due to the removal of the 14 oak trees on site. Site is located in SEA Buffer 3B to the Zuma Canyon SEA. Replanting of replacement oak trees on acreage suitable for the trees to grow will compensate for removal of the oak trees within the SEA Buffer area.

- |  |                          |                                     |                          |                          |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

Project with mitigation measures to mitigate for removal of oaks will have a long term goal of compensating for removal of oaks and related habitat acreage from SEA Buffer site.

- |   |                          |                                     |                          |                          |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| c) Does the project have impacts that are individually limited, but cumulatively considerable?<br>("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

Removal of the oaks on the site is individually limited, but removal impacts the larger oak woodland that the oaks on site are a part of. Removal of the oaks on site has a cumulative impact on the surrounding oak woodland in the SEA Buffer area that must be mitigated and compensated for. Residential design and landscape plan will mitigate visual impact of project to less than significant.

- |   |                          |                                     |                          |                          |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

The project with mitigation measures will not have environmental impacts that will directly or indirectly impact human beings as a result of the project.

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**  
**PROJECT NO. R2013-01846 / PERMIT NO. RCUP 201300093; ROAK 201300019 / ENV NO. 201300158**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
1.1	Aesthetics	Project shall comply with section 22.44.133.G and Part 9 of Chapter 22.44 (commencing with section 22.44.500) of the Los Angeles County Code (Dark Skies Ordinance). Exterior night lighting shall be minimized using low intensity (lights not exceeding 800 lumens) and low stature fixtures (2.5-3 ft. in height). Lights shall be directed downwards with good shielding against projection into the nighttime sky, surrounding properties, and undeveloped areas. Security lighting, if used, shall be on an infrared detector and may not be continuously illuminated except in cases of actual emergency. All entry way and porch lighting, and wall lights along the proposed residence, shall have an apron to direct light to areas where needed, and eliminate light spillage off site.	Regional Planning Staff will inspect lighting on-site. Provide lighting as specified	Prior to issuance of Certificate of Occupancy.	Applicant and any subsequent owner(s)	Department of Regional Planning
1.2	Aesthetics	The proposed residence shall utilize earth-tone colors that blend in with the natural colors of the surrounding environment. The driveway and any exterior retaining walls shall also be of earth tone colors or materials that blend in with the natural color of the surrounding environment. A landscape/fuel modification plan utilizing native vegetation and approved by the Biologist on Staff at Regional Planning, and by the Fuel Modification Unit of the Fire Department, shall be implemented to provide effective screening for the residence while still meeting fire protection requirements. The oak trees to be used in the landscape plan shall be local and suitable for the native local setting, and shall be obtained from a local source (i.e. nursery).	Submit final landscape/fuel modification plan for approval to County Biologist. Final site and elevation plans depicting earth tone colors of structures, walls and driveway must be submitted to Regional Planning for review and approval.	Prior to final fuel modification plan approval by Fuel Modification Unit of Fire Department	Applicant	Department of Regional Planning, Fire Department Fuel Modification Unit

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**  
**PROJECT NO. R2013-01846 / PERMIT NO. RCUP 201300093; ROAK 201300019 / ENV NO. 201300158**

4.1 Biological Resources	Based upon the recommendations of the Significant Ecological Area Technical Advisory Committee (SEATAC), the applicant is to mitigate for adverse project-related impacts to oak trees and oak woodland at a location within the Zuma Canyon SEA (SEA No. 3) or its buffer area (SEA No. 3B). Camp Miller/Klipatrick, a County facility, is the site that has been identified and selected within the Zuma Canyon SEA to conduct off-site mitigation for oak tree replanting and conservation of natural habitat acreage. The applicant has agreed to accept a condition to execute an agreement with the Mountains Restoration Trust (MRT), upon final project approval by the County Board of Supervisors and upon payment of fees required, to establish and maintain a perpetual conservation easement at the Camp site to be held by MRT, in lieu of on-site mitigation. Said agreement must be executed, fees collected, and conservation easement recorded prior to the issuance of any grading and building permits. MRT shall assume, perform, and fulfill all of the conditions set forth under Oak Tree Permit No. 201300019, and will cooperate with the Staff Biologist at Regional Planning to define and clarify the work to be performed by MRT. A copy of the executed agreement, receipt of fees, and all recorded easements shall be provided to the Department of Regional Planning, and to the Fire Department's Division of Forestry.	A legal description with metes and bounds for the conservation easement, along with a survey map, must be attached to the In-Lieu Fee Mitigation Agreement for recordation. A copy of the executed agreement, receipt of fees, and all recorded documents and easements shall be provided to the Department of Regional Planning's Staff Biologist.	Prior to approval of Applicant Oak Tree Mitigation Plans and before issuance of grading and building permits	Applicant	Department of Regional Planning, County Forester and MRT.
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**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**  
**PROJECT NO. R2013-01846 / PERMIT NO. RCUP 201300093; ROAK 201300019 / ENV NO. 201300158**

<b>4.2</b>	<b>Biological Resources</b>	<p>All conditions for Oak Tree Permit No. 201300019 from the County Forestry Division shall be applicable and must be satisfied. The replacement ratio for the 14 oak removals at the project site shall be 2:1, resulting in a total of 28 replacement trees. In addition to the basic conditions of approval by the County Forestry Division, and in compliance with the State of California's Oak Woodland Conservation Act {Public Resources Code (PRC) 21083.4(b)(1) &amp; (2) of CEQA} the applicant shall plant eight (8) replacement oaks within designated oak planting locations on-site, and twenty (20) replacement oaks shall be planted off-site by MRT within the conservation easement at the Camp Miller/Kilpatrick site under the executed agreement noted in Measure 4.1. Planting of the 20 oaks off-site shall be in accordance with the off-site Oak Tree Mitigation Plan to be prepared by MRT, and planting of the 8 oaks on-site shall be in accordance with an on-site Oak Tree Mitigation Plan prepared by the property owner's arborist. Both Oak Tree Mitigation Plans must be approved for the project by the County Regional Planning Staff Biologist and the County Forester, to ensure that replacement oak tree planting areas are suitable for successful growth and survivability.</p>	<p>Submit Oak Tree Mitigation Plan to Regional Planning Staff Biologist to coordinate and review documents and reports.</p>	<p>Oak Tree Mitigation Plans must be approved prior to issuance of grading and building permits.</p>	Applicant	Department of Regional Planning, County Forester and MRT
<b>4.3</b>	<b>Biological Resources</b>	<p>In addition to the fees required by the County Forester for inspections during the two year maintenance period, the applicant shall provide maintenance fees to cover inspection and maintenance of the eight (8) on-site replacement oak trees for up to a total of seven years. Maintenance of the eight (8) replacement oak trees on-site beyond the two year period will be funded by the applicant. The exact sum of the fees to continue maintenance beyond the two year period, for up to seven years, shall be determined by the County Forester. The fee must be collected prior to final approval of the on-site Oak Tree Mitigation Plan by County Regional Planning and the County Forester. The property owner will assume long term maintenance of the eight (8) replacement oaks on-site upon termination of the seven year maintenance period.</p>	<p>Submit receipt of payment to County Forester to Regional Planning Staff Biologist.</p>	<p>Proof of payment must be provided prior to issuance of grading and building permits.</p>	Applicant	Department of Regional Planning, County Forester

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**  
**PROJECT NO. R2013-01846 / PERMIT NO. RCUP 201300093; ROAK 201300019 / ENV NO. 201300158**

<b>4.4</b>	Biological Resources	The seven (7) year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Staff Biologist of Regional Planning and the County Forester indicating that the eight (8) mitigation trees on-site have been planted. Any trees failing to survive the seven (7) year monitoring period shall be replaced with additional coast live oak trees at a 1:1 ratio. These additional trees shall also be monitored for seven years from the time of their planting. Additional monitoring fees will be applied in such an event.	Submit documentation of replacement oak tree planting to Regional Planning Staff Biologist.	Documentation of replacement oak tree planting must be received prior to issuance of occupancy permit.	Applicant	Department of Regional Planning, County Forester
<b>4.5</b>	Biological Resources	Vegetation clearance for fuel modification requirements shall be done using hand tools to minimize soil disturbance. Department of Regional Planning Staff Biologist shall approve landscape/fuel modification plan, which shall show proposed brush clearance. All existing native vegetation shall be clearly depicted. Subsequent final approval by Fire Department's Fuel Modification Unit is required.	Landscape/fuel modification plan must be submitted to Staff Biologist for review and approval. Final approval by Fire Department's Fuel Modification Unit.	Prior to issuance of grading and building permits, necessary fuel modification plan must be completed	Applicant	Department of Regional Planning, Los Angeles County Fire Department
<b>4.6</b>	Biological Resources	Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13). Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).	Conduct pre-construction nesting bird surveys if construction to occur between February 1 and August 31; provide monitoring reports to LACDRP and CDFW at their request.	Prior to and during construction	Applicant	Department of Regional Planning

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**  
**PROJECT NO. R2013-01846 / PERMIT NO. RCUP 201300093; ROAK 201300019 / ENV NO. 201300158**

4.6 A Biological Resources	Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) shall occur outside of the avian breeding season which generally runs from February 1 – August 31 (as early as January 1 for some raptors) to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86), and includes take of eggs or young resulting from disturbances which cause abandonment of active nests. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates, specified above, is warranted.	Conduct pre-construction nesting bird surveys if construction to occur between February 1 and August 31; provide monitoring reports to LACDRP and CDFW at their request.	Prior to and during construction	Applicant	Department of Regional Planning

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**  
**PROJECT NO. R2013-01846 / PERMIT NO. RCUP 201300093; ROAK 201300019 / ENV NO. 201300158**

<b>4.6 B</b>	<b>Biological Resources</b>	<p>If avoidance of the avian breeding season is not feasible, beginning thirty days prior to the initiation of project activities, a qualified biologist with experience in conducting breeding bird surveys shall conduct weekly bird surveys to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 300 feet of the disturbance area (within 500 feet for raptors). The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of project activities. If a protected native bird is found, the project proponent shall delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist could continue the surveys in order to locate any nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area. The project proponent shall provide the results of the recommended protective measures described above to the Department of Regional Planning at its request to document compliance with applicable State and Federal laws pertaining to the protection of native birds.</p>	<p>Conduct pre-construction nesting bird surveys if construction to occur between February 1 and August 31; provide monitoring reports to LACDRP and CDFW at their request.</p>	<p>Prior to and during construction</p>	<p>Applicant</p>	<p>Department of Regional Planning</p>
<b>4.6 C</b>	<b>Biological Resources</b>	<p>If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he or she shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to the Department of Regional Planning and, upon request, CDFW. Based on the submitted information, the Department of Regional Planning (and CDFW, if CDFW requests) will determine whether to allow a narrower buffer.</p>	<p>Conduct pre-construction nesting bird surveys if construction to occur between February 1 and August 31; provide monitoring reports to LACDRP and CDFW at their request.</p>	<p>Prior to and during construction</p>	<p>Applicant</p>	<p>Department of Regional Planning</p>

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**  
**PROJECT NO. R2013-01846 / PERMIT NO. RCUP 201300093; ROAK 201300019 / ENV NO. 201300158**

<b>4.6 D</b>	<b>Biological Resources</b>	The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to the Department of Regional Planning, at its request, during the grubbing and clearing of vegetation, and shall notify the Department of Regional Planning immediately if project activities damage active avian nests.	Conduct pre-construction nesting bird surveys if construction to occur between February 1 and August 31; provide monitoring reports to LACDRP and CDFW at their request.	Prior to and during construction	Applicant	Department of Regional Planning
<b>4.7</b>	<b>Biological Resources</b>	For protection of the Zuma Canyon watershed, the slope edge of the residence shall have a runoff capture swale with plants or scavenge material that can be changed annually following the rainy season. In addition to standard LID requirements, cisterns shall be utilized to capture the first one-inch of rainwater runoff from all non-permeable surfaces for use in irrigation and firefighting purposes.	Show swale and cistern on site and landscape plan to be reviewed by Staff Biologist.	Prior to approval of landscape/fuel modification plan.	Applicant	Department of Regional Planning
<b>5.1</b>	<b>Mitigation Compliance</b>	As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account, as necessary, until all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	Department of Regional Planning





# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE  
LOS ANGELES, CALIFORNIA 90063-3294

DARYL L. OSBY  
FIRE CHIEF  
FORESTER & FIRE WARDEN

December 23, 2013



Rudy Silvas, Planning Assistant  
Department of Regional Planning  
Zoning Permit East Section  
320 West Temple Street  
Los Angeles, CA 90012

Dear Mr. Silvas:

**INITIAL STUDY, OAK TREE PERMIT NO. 201300019, CONDITIONAL USE PERMIT NO. 201300093, ENVIRONMENTAL ASSESSMENT NO. 201300158, "PROJECT NO. 2013-01846," PROPOSED TWO STORY SINGLE FAMILY RESIDENCE WITH AN ATTACHED TWO CAR GARAGE AND SWIMMING POOL, 540 THRIFT ROAD, MALIBU (FFER #201300208)**

The Initial Study has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department. The following are their comments:

### PLANNING DIVISION:

1. While we agree that the project would have a less than significant impact on fire protection services, the Initial Study failed to state that there is a fire protection facilities fee in effect in the project area. It is the imposition of the mitigation measures (County Fire Department's Fee Program) that would mitigate the impact this development would have on fire department services.

### LAND DEVELOPMENT UNIT:

1. The Land Development Unit reviewed this project on December 13, 2013, and the project was not cleared to proceed to public hearing. The Land Development Unit required the fire flow test for the closest public fire hydrant, and the approval of the Preliminary Fuel Modification

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS  
ARTESIA  
AZUSA  
BALDWIN PARK  
BELL  
BELL GARDENS  
BELLFLOWER  
BRADBURY

CALABASAS  
CARSON  
CERRITOS  
CLAREMONT  
COMMERCE  
COVINA  
CUDAHY

DIAMOND BAR  
DUARTE  
EL MONTE  
GARDENA  
GLENDALE  
HAWAIIAN GARDENS  
HAWTHORNE

HIDDEN HILLS  
HUNTINGTON PARK  
INDUSTRY  
INGLEWOOD  
IRVINDALE  
LA CANADA FLINTRIDGE  
LA HABRA

LA MIRADA  
LA PUENTE  
LAKEWOOD  
LANCASTER  
LAWNDALE  
LOMITA  
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MAYWOOD  
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POMONA  
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ROSEMEAD  
SAN DIMAS  
SANTA CLARITA

SIGNAL HILL  
SOUTH EL MONTE  
SOUTH GATE  
TEMPLE CITY  
WALNUT  
WEST HOLLYWOOD  
WESTLAKE VILLAGE  
WHITTIER

Plan by the Forestry Division. Also, the applicant is required to written verification for the purpose of the Reciprocal Access Agreement - Easement grated to the Fire Department.

2. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants.
3. This property is located within the area described by the Forester and Fire Warden as a Fire Zone 4, Very High Fire Hazard Severity Zone (VHFHSZ). All applicable fire code and ordinance requirements for construction, access, water mains, fire hydrants, fire flows, brush clearance and fuel modification plans, must be met.
4. Specific fire and life safety requirements for the construction phase will be addressed at the building fire plan check. There may be additional fire and life safety requirements during this time.
5. Access roads shall be maintained with a minimum of 10 feet of brush clearance on each side. Fire access roads shall have an unobstructed vertical clearance clear-to-sky with the exception of protected tree species. Protected tree species overhanging fire access roads shall be maintained to provide a vertical clearance of 13 feet 6 inches.
6. Every building constructed shall be accessible to Fire Department apparatus by way of access roadways, with an all-weather surface of not less than the prescribed width. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.
7. The minimum unobstructed Fire Department access width shall be 20 feet, clear-to-sky and be within 150 feet of all portions of the exterior walls of the first story of any single unit. If exceeding 150 feet, provide 20 feet minimum paved width "Private Driveway-Fire Lane," clear-to-sky, to within 150 feet of all portions of the exterior walls of the unit.
8. The maximum allowable grade shall not exceed 15% except where topography makes it impractical to keep within such grade. In such cases, an absolute maximum of 20% will be allowed for up to 150 feet in distance. The average maximum allowed grade, including topographical difficulties, shall be no more than 17%. Grade breaks shall not exceed 10% in ten feet.
9. A fire sprinkler system is required in all single family residential occupancies.
10. The required fire flow for single family detached homes is a minimum of 1,250 gallons per minute at 20 pounds per square inch residual pressure for a two-hour duration.
11. Fire hydrant spacing shall be 600 feet and shall meet the following requirements:
  - a) No portion of lot frontage shall be more than 450 feet via vehicular access from a public fire hydrant.
  - b) No portion of a structure should be placed on a lot where it exceeds 750 feet via vehicular access from a properly spaced public fire hydrant.

- c) When cul-de-sac depth exceeds 450 feet on a residential street, hydrants shall be required at the corner and mid-block.
  - d) Additional hydrants will be required if hydrant spacing exceeds specified distances.
12. Should any questions arise regarding the Land Development Unit's comments, please contact FPEA, Wally Collins, at (323) 890-4243.

**FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:**

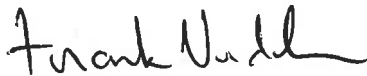
- 1. The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, brush clearance, fuel modification, archeological and cultural resources, and the County Oak Tree Ordinance.
- 2. A fuel management/modification and fire hazard reduction plan should be developed and implemented prior to construction.
- 3. An approved Fuel Modification Plan is required by the Forestry Division-Fuel Modification Unit.

**HEALTH HAZARDOUS MATERIALS DIVISION:**

- 1. The Health Hazardous Materials Division has no objection to the proposed project.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,



FRANK VIDALES, CHIEF, FORESTRY DIVISION  
PREVENTION SERVICES BUREAU

FV:jl



**COUNTY OF LOS ANGELES FIRE DEPARTMENT**  
**Fire Prevention Division – Land Development Unit**  
5823 Rickenbacker Road  
Commerce, California 90040-3027  
Office (323) 890-4243, Fax (323) 890-9783

**DATE:** January 10, 2014

**SITE PLAN DATE:** 05/10/13

**TO:** Department of Regional Planning  
Zoning Permits - Rudy Silvas

**PROJECT #:** R2013-01846

**LOCATION:** 540 Thrift Rd., Malibu

- ☐ The Fire Department Land Development Unit has no additional requirements for this permit.
- ☐ This property is located within the area described by the Fire Department as the Very High Fire Hazard Severity Zone (VHFHSZ). A Preliminary Fuel Modification Plan shall be submitted and approved prior to the Public Hearing. For details, please contact the Department's Fuel Modification Unit which is located at Fire Station 32, 605 North Angeleno Avenue, Azusa, CA 91702-2904. They may be reached at (626) 969-5205.
- ☐ The required fire flow for this development is \_\_\_\_\_ gallons per minute for \_\_\_\_\_ hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. One ( ) public fire hydrant flowing simultaneously may be used to achieve the required fire flow.
- ☐ Verify one \_\_\_\_\_ 6" X 4" X 2 1/2" existing public fire hydrant, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- ☒ **Water:** The fire flow test for the closest existing public fire hydrant on Thrift Road is adequate for this project.
- ☒ **Access:** Provide access as noted on the site plan. Access is required to be within 150 feet of exterior portions of the building.  
  
Provide a minimum of a 5-foot walking access around the proposed building.
- ☐ **Special Requirements:**
- ☒ **Comments:** The project is "cleared" to proceed with the public hearing process.

Once the project has been cleared to proceed to public hearing, the building plans shall be submitted to the Department's Calabasas Fire Prevention Office, Fire Prevention Engineering-Building Plan Check Unit located at 26600 Agoura Road, Calabasas. The phone number is (818) 880-0341.

Fire Protection facilities; including access and water must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: *Wally Collins*

**Land Development Unit – Fire Prevention Division – Office (323) 890-4243 Fax (323) 890-9783**



GAIL FARBER, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

January 23, 2014

IN REPLY PLEASE

REFER TO FILE: LD-2

TO: Mi Kim  
Zoning Permits West Section  
Department of Regional Planning

Attention: Rudy Silvas

FROM:   
Steve Burger  
Land Development Division  
Department of Public Works

**CONDITIONAL USE PERMIT (CUP) NO. 201300093**  
**PROJECT NO. R2013-01846**  
**540 THRIFT ROAD**  
**ASSESSOR'S MAP BOOK NO. 4464, PAGE NO. 12, PARCEL NOS. 16 AND 39**  
**UNINCORPORATED COUNTY AREA OF MALIBU**

We reviewed the revised site plan for CUP No. 201300093 in the unincorporated County area of Malibu, located at 540 Thrift Road. The proposed project seeks the construction of two-story, single-family residence with an attached two-car garage and a swimming pool.

The project site is located in the "antiquated subdivision area" of the Santa Monica Mountains North Area Community Standard District (CSD). Additionally, the site is located in the Zuma Canyon Sensitive Ecological Area (SEA), Buffer 3B. Per the Los Angeles County Code Section 22.44.133 F.1, the project requires a CUP due to a sloped area of 25 percent or more toward the rear of the lot and a lot gross area of less than one-half acre. Also, a SEA CUP is required.

- ☒ Public Works recommends approval of this site plan.
- ☐ Public Works does **NOT** recommend approval of this site plan.

**THE FOLLOWING ARE PUBLIC WORKS RECOMMENDED CONDITIONS:**

**Grading**

1. Submit drainage and grading plans for review and approval. The plans must show and call out the construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, and all water quality devices, if applicable. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder(s) approvals.
2. Obtain and submit drainage acceptance letters from the impacted off-site owners, if determined to be necessary at the detailed plan review stage. The project is proposing to capture tributary flow behind the proposed retaining wall toward the rear of the site through a concrete swale along the wall, drain it through an on-site drainage network, and then outlet it through a proposed gravel surface dry well on the north/east side of the site (sheet flow over dry well onto public road right of way).
3. A maintenance agreement may be required prior to grading plan approval for privately maintained drainage devices including any on-site water quality devices.
4. Provide approval of the latest drainage concept/Water Quality plan by the Land Development Division's Storm Drain and Hydrology Section.
5. Provide soil/geology approval of the grading plan by Public Works' Geotechnical and Materials Engineering Division, as applicable.
6. Regulatory agency approvals/permit may be required prior to grading plan approval.

For questions regarding the road conditions, please contact Juan Sarda, [jsarda@dpw.lacounty.gov](mailto:jsarda@dpw.lacounty.gov), or Matthew Dubiel, [mdubiel@dpw.lacounty.gov](mailto:mdubiel@dpw.lacounty.gov), of Land Development Division at (626) 458-4921.

**Drainage**

1. Comply with Low-Impact Development requirements per County Code Section 12.84.460 and in accordance with the Low-Impact Development Standards Manual, which can be found at [http://dpw.lacounty.gov/wmd/LA\\_County\\_LID\\_Manual.pdf](http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf).

Mi Kim  
January 23, 2014  
Page 3

2. Comply with the current MS4 Permit. This will require all infiltration water quality devices to be sized using the .75 inch storm or the 85th percentile storm, whichever is greater. A map with the 85th percentile storm can be found at the following link (<http://dpw.lacounty.gov/wrd/hydrologygis/>).
3. Prior to issuance of a building permit, a drainage and grading plan must be approved by the Department of Public Works to:
  - a. Provide for the proper distribution of drainage including contributory drainage from adjoining properties.
  - b. Comply with National Pollutant Discharge Elimination System, Stormwater Management Plan, and water quality requirements.

For questions regarding the drainage comment, please contact Toan Duong of Land Development Division at (626) 458-4921 or [tduong@dpw.lacounty.gov](mailto:tduong@dpw.lacounty.gov)

If you have any other questions or require additional information, please contact Juan Sarda of Land Development Division at (626) 458-4921 or [jsarda@dpw.lacounty.gov](mailto:jsarda@dpw.lacounty.gov).

JS:tb

P:\dpub\SUBPCHECK\Plan\CUP\CUP 201300093 - 540 THRIFT\TCUP 201300093\Site Plan (14-01-15)\14-01-23, CUP 201300093, No. R2013.docx



**JONATHAN E. FIELDING, M.D., M.P.H.**  
Director and Health Officer

**CYNTHIA A. HARDING, M.P.H.**  
Chief Deputy Director

**ANGELO J. BELLOMO, REHS**  
Director of Environmental Health

**TERRI S. WILLIAMS, REHS**  
Assistant Director of Environmental Health

5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5100 • FAX (626) 813-3000

[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)



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December 13, 2013

TO: Rudy Silvas  
Principal Regional Planning Assistant  
Department of Regional Planning

FROM: Michelle Tsiebos, MPA, REHS *M.T.*  
Environmental Health Division  
Department of Public Health

SUBJECT: CUP CONSULTATION  
PROJECT NO. R2013-01846/ RCUP 201300093  
540 Thrift Road, Malibu

- ☒ Public Health recommends approval of this CUP.  
☐ Public Health does **NOT** recommend approval of this CUP.

The Department of Public Health-Environmental Health Division has reviewed the information provided for the project identified above. The CUP is for the proposed construction of a 2-story single-family residence located in a Significant Ecological Area (SEA), and Antiquated Subdivision Area.

The Department has no objection to the approval of the CUP contingent upon the following conditions:

**Land Use Program**

The Land Use program recommends the approval of the CUP based on the following conditions:

1. The proposed single-family residence must be connected to the approved Malibu Highlands community wastewater treatment system (CUP NO. 200800102).
2. The applicant must observe condition No. 30 of the said CUP regarding the responsibilities of the owners of any parcels served by the system.

For questions regarding the above conditions, please contact Patrick Nejadian at (626) 430-5390.



**Drinking Water Program**

The Drinking Water program recommends the approval of the CUP based on the following condition:

The proposed single-family residence must be served by a municipal water purveyor. Prior to public hearing, the applicant shall provide a current "Will Serve Letter" from the proposed water purveyor, Las Virgenes Municipal Water District.

For any questions regarding this report, please feel free to contact me at (626) 430-5382 or [mtsiebos@ph.lacounty.gov](mailto:mtsiebos@ph.lacounty.gov).



**JONATHAN E. FIELDING, M.D., M.P.H.**  
Director and Health Officer

**CYNTHIA A. HARDING, M.P.H.**  
Chief Deputy Director

**ANGELO J. BELLOMO, REHS**  
Director of Environmental Health

**TERRI S. WILLIAMS, REHS**  
Assistant Director of Environmental Health

5050 Commerce Drive  
Baldwin Park, California 91706  
TEL: (626) 430-5100 • FAX: (626) 813-3000

[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)

December 13, 2013

TO: Rudy Silvas  
Principal Regional Planning Assistant  
Department of Regional Planning

FROM: Michelle Tsiebos, MPA, REHS *M.T.*  
Environmental Health Division  
Department of Public Health

SUBJECT: **CEQA Consultation/Initial Study**  
**PROJECT NO. R2013-01846/ RENV 201300158**  
**LOCATION: 540 Thrift Road, Malibu**

The Department of Public Health – Environmental Health Division has reviewed the information provided for the above-referenced project. The Initial Study is for the proposed construction of a 2-story single-family residence located in a Significant Ecological Area (SEA), and Antiquated Subdivision Area. The Department proposes the following comments:

#### Land Use Program

The Land Use Program do not foresee any significant impact regarding the wastewater disposal for the project as the residence will be connected to the approved Malibu Highlands community wastewater treatment system (CUP NO. 200800102), and as long as condition No. 30 of the said CUP is observed by the applicant (Responsibilities of the owners of any parcels served by the system).

For questions regarding the above comments, please contact Patrick Nejadian at (626) 430-5390.

#### Drinking Water Program

The Drinking Water program does not foresee any major impact from the use of potable water by the proposed project as it will be served by a municipal water purveyor. Prior to public hearing, the applicant shall provide a current "Will Serve Letter" from the proposed water purveyor, Las Virgenes Municipal Water District.

If you have any questions regarding this report, please contact me at (626) 430-5382 or [mtsiebos@ph.lacounty.gov](mailto:mtsiebos@ph.lacounty.gov).



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Fifth District

25. The permittee shall provide a methane gas mitigation plan to the satisfaction of the Department of Public Works.
26. The permittee shall comply with the requirements of the Drainage Concept/Standard Urban Stormwater Mitigation Plan/Hydrology study to the satisfaction of the Department of Public Works.
27. The permittee shall treat all vents with vent condensers and carbon filters to reduce odor.
28. The permittee shall indemnify the County for any claims, damages, or injuries brought by adjacent or nearby property owners due to the operations, and for any claims brought by the said property owners for problems or failures that may arise out of the operation of the community wastewater treatment facility.
29. The permittees shall release the County and hold the County harmless from liability for any injuries, damages, failures, problems, or other similar occurrences that result from the operation of the community wastewater treatment system pursuant to this conditional use permit.
30. The granting of this permit is for the installation of a community wastewater treatment system, which includes the repair and upgrade of the existing, failed community wastewater treatment system. The granting of this permit does not guarantee satisfactory wastewater treatment and disposal from the parcels to be served by the system and does not relieve the owner or operator of the system or the owner of any parcel served by the system from the requirement to provide satisfactory wastewater treatment and disposal in accordance with all applicable county, state, and federal requirements. The granting of this permit shall not be construed to protect the system owner or operator from any future actions or responsibility that may be necessary should the said system fail again. Further, the granting of this permit does not protect the owners and operators of the said system and/or the owners of any parcels served by the system from the need to provide permanent, satisfactory wastewater disposal system, including but not limited to providing connections to County sewer lines or a conventional system should the community wastewater treatment system fail again. If a permanent, satisfactory wastewater disposal system cannot be provided, the permittee and owner is hereby put on notice that the properties the system serves may no longer be determined to be habitable. Further, to the fullest extent permitted by law, any actions taken by any public officer or employee of the County of Los Angeles or the County of Los Angeles itself shall not be construed as creating personal liability of such person or liability on the part of the County.
31. The permittee shall cause a covenant to be recorded and any existing Covenants, Conditions and Restrictions to be amended and recorded, within 60 days of the grant date, to the satisfaction of the Director of Regional Planning, against all

#1



Photo of Lot From Street, Facing directly South, Public Right of way



#2

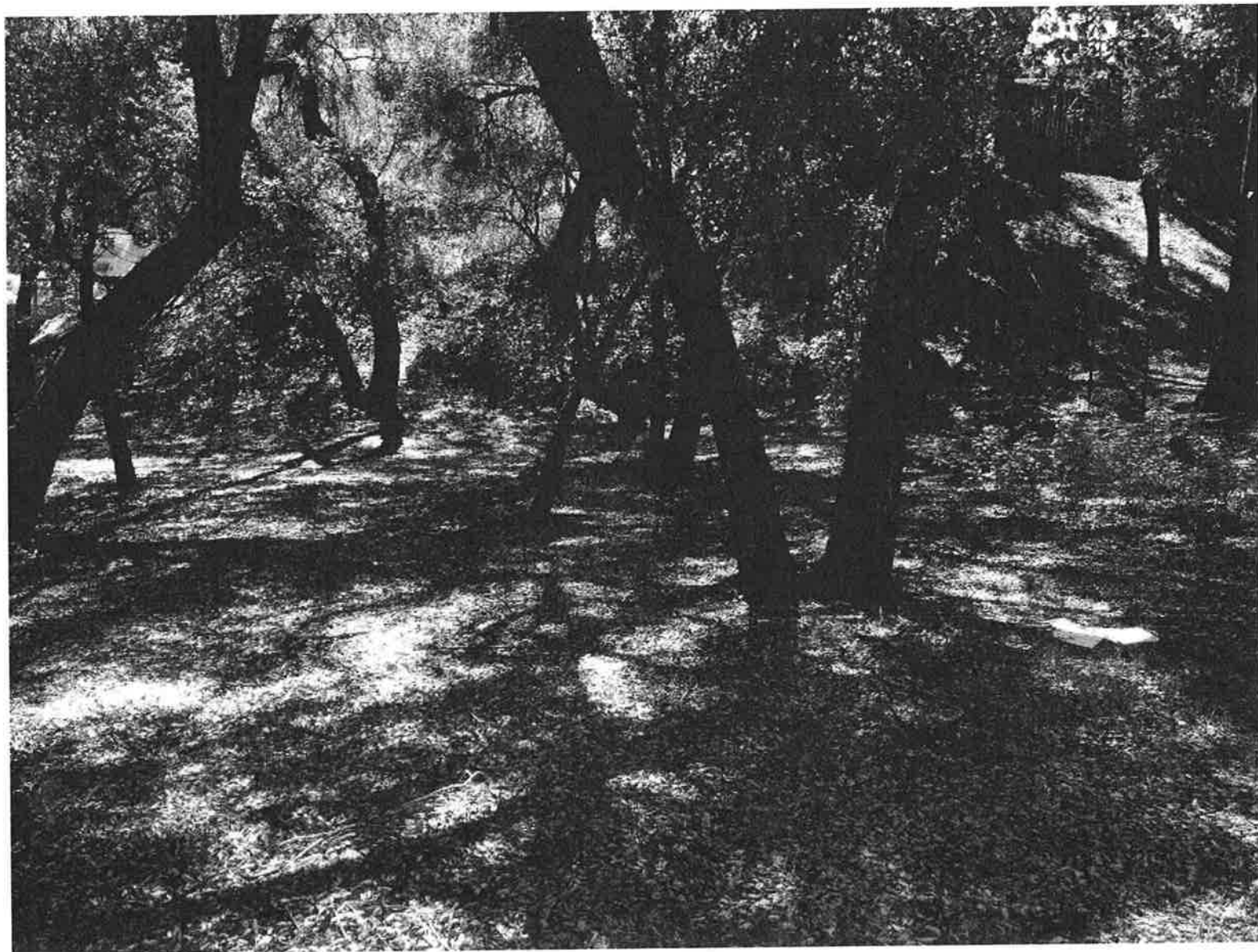


Photo of Lot Center, 25ft From Street, Facing South



Photo of Lot, Directly Center, Facing North

#4



Photo from Right Lower of Lot, facing North East



#5



Photo from Right Side of Lot, Property Line, Facing SOUTH



#6



Photo of Right Side, Rear of Lot, facing South East

#7



Photo of front Left Side, Property Line of Lot, facing South

#8



Photo of Left Side, Rear of Left, facing South East



#9

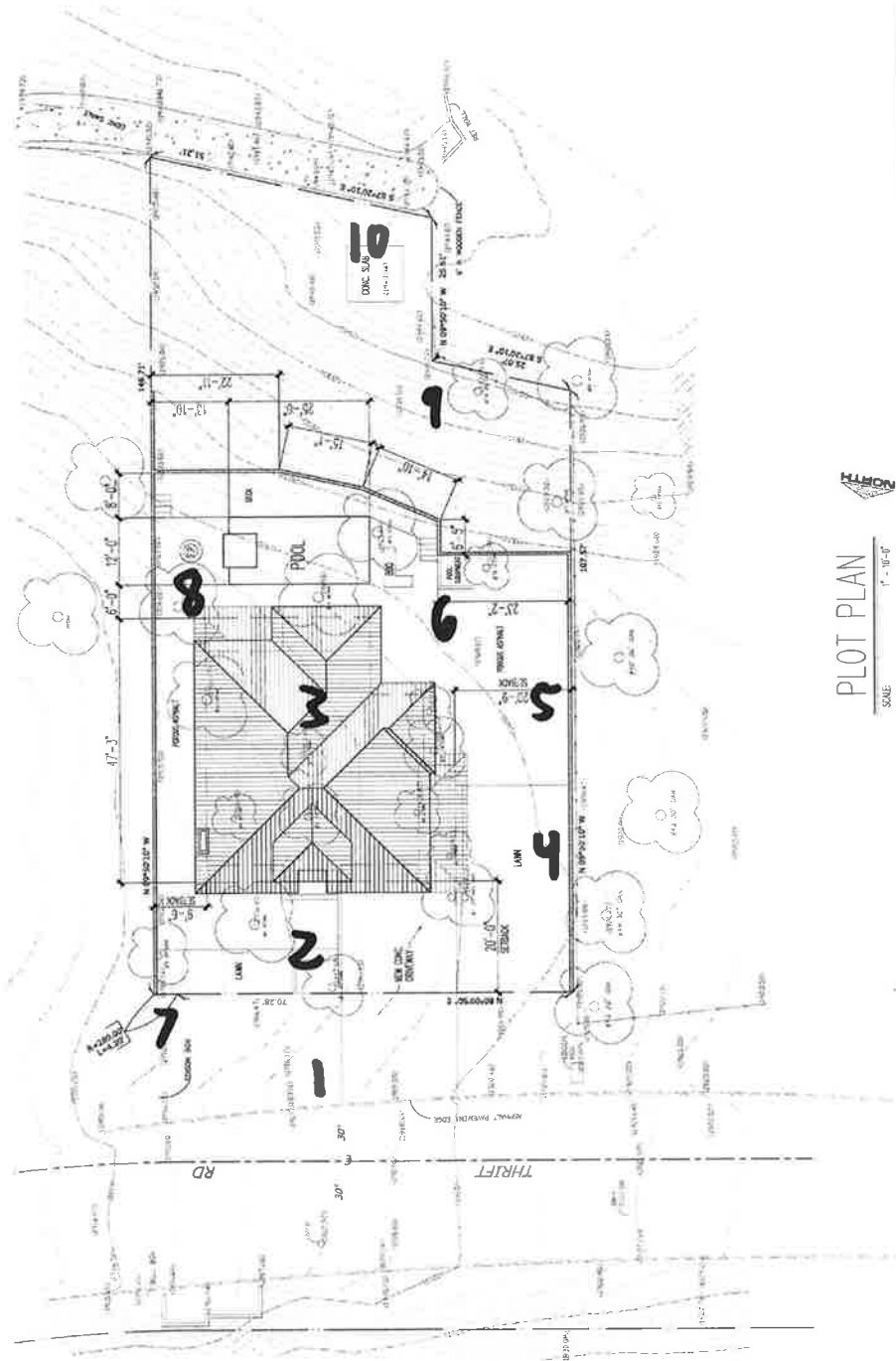


Top of Hillside view, facing directly North

#10



Photo of the Rear Property Line, Facing N

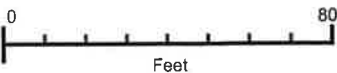






## Created in GIS-NET3 Aerial of 540 Thrift Road

Printed: Feb 20, 2014



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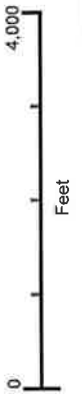
Created in GIS-NET3



Camp Kilpatrick at 427 Encinal Canyon Rd. West of Site

Printed: Feb 20, 2014

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# LAND USE

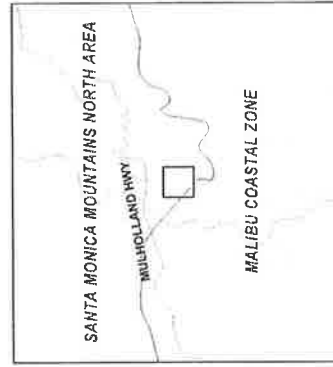
## LAND USE 500 FOOT RADIUS MAP

Proj. R2013-01846 (3)  
RCUP 2013-00093  
ROAK 2013-00019

### Legend

- SINGLE-FAMILY RESIDENCE
- SINGLE-FAMILY RESIDENCE  
VACANT

### VICINITY MAP



0 30 60 120 180 240  
Feet



LOS ANGELES COUNTY  
Department of Regional Planning  
220 W. Main Street, Suite 200  
Los Angeles, CA 90012



DOOR SCHEDULE			
SYN.	SIZE	TYPE	MARK
(1)	08. 5'-0" x 7'-0"	DOOR IN	TYPE 1, EXTERIOR BY W. H. CANTRELL
(2)	5'-0" x 7'-0"	DOOR IN	TYPE 1, EXTERIOR BY W. H. CANTRELL
(3)	5'-0" x 7'-0"	DOOR IN	TYPE 1, EXTERIOR BY W. H. CANTRELL
(4)	5'-0" x 7'-0"	DOOR IN	TYPE 1, EXTERIOR BY W. H. CANTRELL
(5)	5'-0" x 7'-0"	DOOR IN	TYPE 1, EXTERIOR BY W. H. CANTRELL
(6)	5'-0" x 7'-0"	DOOR IN	TYPE 1, EXTERIOR BY W. H. CANTRELL
(7)	5'-0" x 7'-0"	DOOR IN	TYPE 1, EXTERIOR BY W. H. CANTRELL
(8)	5'-0" x 7'-0"	DOOR IN	TYPE 1, EXTERIOR BY W. H. CANTRELL
(9)	5'-0" x 7'-0"	DOOR IN	TYPE 1, EXTERIOR BY W. H. CANTRELL
(10)	5'-0" x 7'-0"	DOOR IN	TYPE 1, EXTERIOR BY W. H. CANTRELL

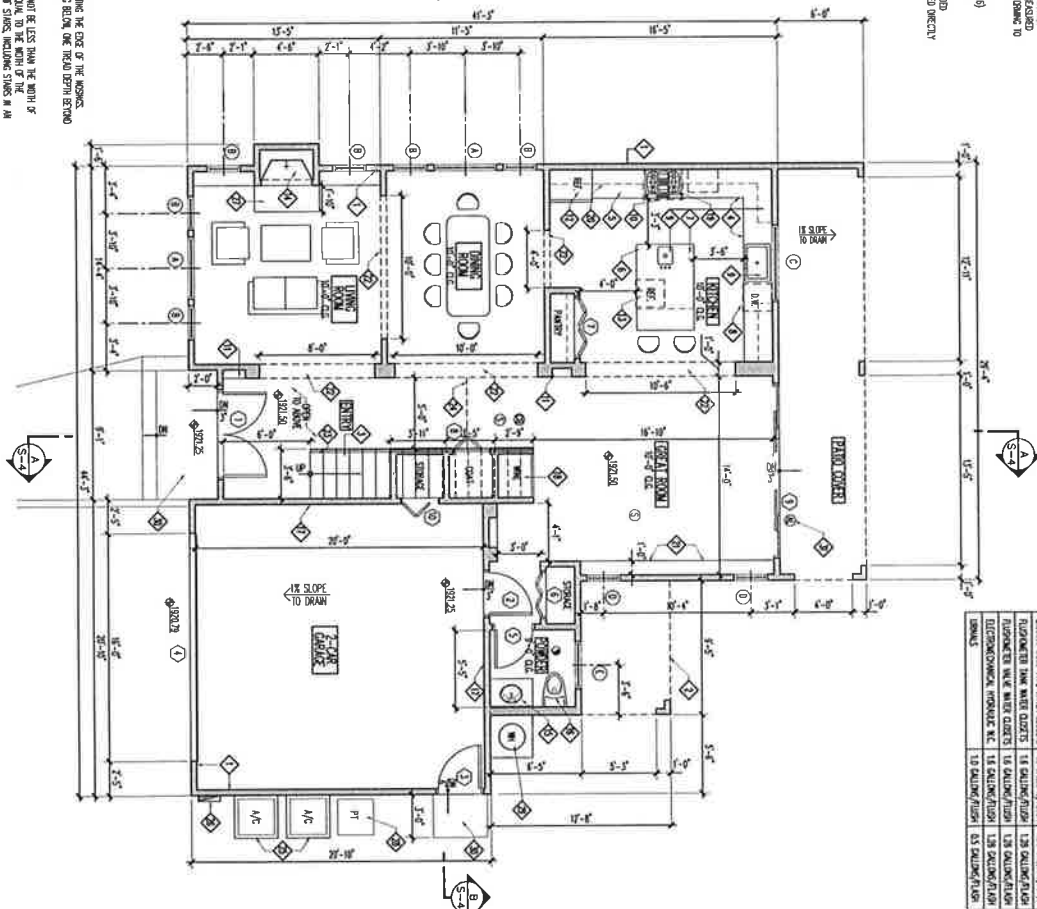
1

WINDOW SCHEDULE					
STA	SIZE	TYPE	GLASS	SHGC	REMARKS
1	4'-0" x 5'-0"	PICTURE	0.40	0.31	W/2000 (100% T) 0.055, 0.09 L
2	7'-0" x 5'-0"	GLASS	0.40	0.40	W/2000 (100% T) 0.055, 0.09 L
3	5'-0" x 4'-0"	GLASS	0.40	0.31	W/2000 (100% T) 0.055, 0.09 L
4	5'-0" x 4'-0"	GLASS	0.40	0.31	W/2000 (100% T) 0.055, 0.09 L
5	7'-0" x 5'-0"	GLASS	0.40	0.40	W/2000 (100% T) 0.055, 0.09 L
6	5'-0" x 4'-0"	GLASS	0.40	0.31	W/2000 (100% T) 0.055, 0.09 L
7	5'-0" x 4'-0"	GLASS	0.40	0.31	W/2000 (100% T) 0.055, 0.09 L

10

1	* NEW 2-DIG. WILDS PER PAIR, PER (40,0)	26	* 200 AMP. ELEC. PANEL
2	* LINK OF EXISTING DUCT WORK	27	* 10' NEW REFRIG.
3	* 1000 STAPLER PER PAIR	28	* 17" NEW KITCHEN
4	* 10000 CHAIRS PER OWNER	29	* 10' NEW KITCHEN
5	* 10000 CHAIRS PER OWNER	30	* 10' NEW KITCHEN
6	* 10000 CHAIRS PER OWNER	31	* 10' NEW KITCHEN
7	* 10000 CHAIRS PER OWNER	32	* 10' NEW KITCHEN
8	* 10000 CHAIRS PER OWNER	33	* 10' NEW KITCHEN
9	* 10000 CHAIRS PER OWNER	34	* 10' NEW KITCHEN
10	* 10000 CHAIRS PER OWNER	35	* 10' NEW KITCHEN
11	* 10000 CHAIRS PER OWNER	36	* 10' NEW KITCHEN
12	* 10000 CHAIRS PER OWNER	37	* 10' NEW KITCHEN
13	* 10000 CHAIRS PER OWNER	38	* 10' NEW KITCHEN
14	* 10000 CHAIRS PER OWNER	39	* 10' NEW KITCHEN
15	* 10000 CHAIRS PER OWNER	40	* 10' NEW KITCHEN
16	* 10000 CHAIRS PER OWNER	41	* 10' NEW KITCHEN
17	* 10000 CHAIRS PER OWNER	42	* 10' NEW KITCHEN
18	* 10000 CHAIRS PER OWNER	43	* 10' NEW KITCHEN
19	* 10000 CHAIRS PER OWNER	44	* 10' NEW KITCHEN
20	* 10000 CHAIRS PER OWNER	45	* 10' NEW KITCHEN
21	* 10000 CHAIRS PER OWNER	46	* 10' NEW KITCHEN
22	* 10000 CHAIRS PER OWNER	47	* 10' NEW KITCHEN
23	* 10000 CHAIRS PER OWNER	48	* 10' NEW KITCHEN
24	* 10000 CHAIRS PER OWNER	49	* 10' NEW KITCHEN
25	* 10000 CHAIRS PER OWNER	50	* 10' NEW KITCHEN
26	* 10000 CHAIRS PER OWNER	51	* 10' NEW KITCHEN
27	* 10000 CHAIRS PER OWNER	52	* 10' NEW KITCHEN
28	* 10000 CHAIRS PER OWNER	53	* 10' NEW KITCHEN
29	* 10000 CHAIRS PER OWNER	54	* 10' NEW KITCHEN
30	* 10000 CHAIRS PER OWNER	55	* 10' NEW KITCHEN
31	* 10000 CHAIRS PER OWNER	56	* 10' NEW KITCHEN
32	* 10000 CHAIRS PER OWNER	57	* 10' NEW KITCHEN
33	* 10000 CHAIRS PER OWNER	58	* 10' NEW KITCHEN
34	* 10000 CHAIRS PER OWNER	59	* 10' NEW KITCHEN
35	* 10000 CHAIRS PER OWNER	60	* 10' NEW KITCHEN
36	* 10000 CHAIRS PER OWNER	61	* 10' NEW KITCHEN
37	* 10000 CHAIRS PER OWNER	62	* 10' NEW KITCHEN
38	* 10000 CHAIRS PER OWNER	63	* 10' NEW KITCHEN
39	* 10000 CHAIRS PER OWNER	64	* 10' NEW KITCHEN
40	* 10000 CHAIRS PER OWNER	65	* 10' NEW KITCHEN
41	* 10000 CHAIRS PER OWNER	66	* 10' NEW KITCHEN
42	* 10000 CHAIRS PER OWNER	67	* 10' NEW KITCHEN
43	* 10000 CHAIRS PER OWNER	68	* 10' NEW KITCHEN
44	* 10000 CHAIRS PER OWNER	69	* 10' NEW KITCHEN
45	* 10000 CHAIRS PER OWNER	70	* 10' NEW KITCHEN
46	* 10000 CHAIRS PER OWNER	71	* 10' NEW KITCHEN
47	* 10000 CHAIRS PER OWNER	72	* 10' NEW KITCHEN
48	* 10000 CHAIRS PER OWNER	73	* 10' NEW KITCHEN
49	* 10000 CHAIRS PER OWNER	74	* 10' NEW KITCHEN
50	* 10000 CHAIRS PER OWNER	75	* 10' NEW KITCHEN
51	* 10000 CHAIRS PER OWNER	76	* 10' NEW KITCHEN
52	* 10000 CHAIRS PER OWNER	77	* 10' NEW KITCHEN
53	* 10000 CHAIRS PER OWNER	78	* 10' NEW KITCHEN
54	* 10000 CHAIRS PER OWNER	79	* 10' NEW KITCHEN
55	* 10000 CHAIRS PER OWNER	80	* 10' NEW KITCHEN
56	* 10000 CHAIRS PER OWNER	81	* 10' NEW KITCHEN
57	* 10000 CHAIRS PER OWNER	82	* 10' NEW KITCHEN
58	* 10000 CHAIRS PER OWNER	83	* 10' NEW KITCHEN
59	* 10000 CHAIRS PER OWNER	84	* 10' NEW KITCHEN
60	* 10000 CHAIRS PER OWNER	85	* 10' NEW KITCHEN
61	* 10000 CHAIRS PER OWNER	86	* 10' NEW KITCHEN
62	* 10000 CHAIRS PER OWNER	87	* 10' NEW KITCHEN
63	* 10000 CHAIRS PER OWNER	88	* 10' NEW KITCHEN
64	* 10000 CHAIRS PER OWNER	89	* 10' NEW KITCHEN
65	* 10000 CHAIRS PER OWNER	90	* 10' NEW KITCHEN
66	* 10000 CHAIRS PER OWNER	91	* 10' NEW KITCHEN
67	* 10000 CHAIRS PER OWNER	92	* 10' NEW KITCHEN
68	* 10000 CHAIRS PER OWNER	93	* 10' NEW KITCHEN
69	* 10000 CHAIRS PER OWNER	94	* 10' NEW KITCHEN
70	* 10000 CHAIRS PER OWNER	95	* 10' NEW KITCHEN
71	* 10000 CHAIRS PER OWNER	96	* 10' NEW KITCHEN
72	* 10000 CHAIRS PER OWNER	97	* 10' NEW KITCHEN
73	* 10000 CHAIRS PER OWNER	98	* 10' NEW KITCHEN
74	* 10000 CHAIRS PER OWNER	99	* 10' NEW KITCHEN
75	* 10000 CHAIRS PER OWNER	100	* 10' NEW KITCHEN

EVERY SPACE EXPOSED FOR HEAVY OCCUPANCY SHALL BE PROVIDED WITH SMOKE-LEAKAGE TESTS TO BE CONDUCTED IN ACCORDANCE WITH SECTION 904.11 OF THE INTERNATIONAL BUILDING CODE (IBC) AND SHALL BE PROVIDED WITH AN AUTOMATIC SMOKE DETECTOR TO PROVIDE AN ADVANCE WARNING OF A FIRE-CAUSED OCCUPANCY SPACE. THE DETECTOR SHALL BE MOUNTED AT A MINIMUM OF 10' ABOVE THE FLOOR LEVEL (FLOOR).

[illegible][illegible]

PROPOSED FIRST FLOOR PLAN

300



**NORTH**

2-10-97

A-1  
of 500

2-STORY CUSTOM RESIDENCE  
OR  
MAYRA FLORES & EDWARD MAKAB

**R.M. DESIGNS**  
RESIDENTIAL AND COMMERCIAL  
PLANNERS

2206 FIRST ST. SUITE 100  
SIMI VALLEY, CA. 93085  
(805) 528-3918  
(805) 528-3908 FAX.  
OFFICE@RW-DESIGNS.NET

1	PLM OCEX DRG 00-20-11	1.0
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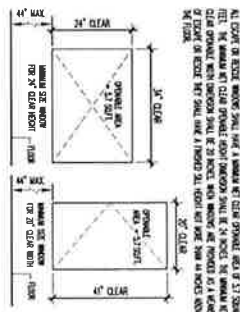
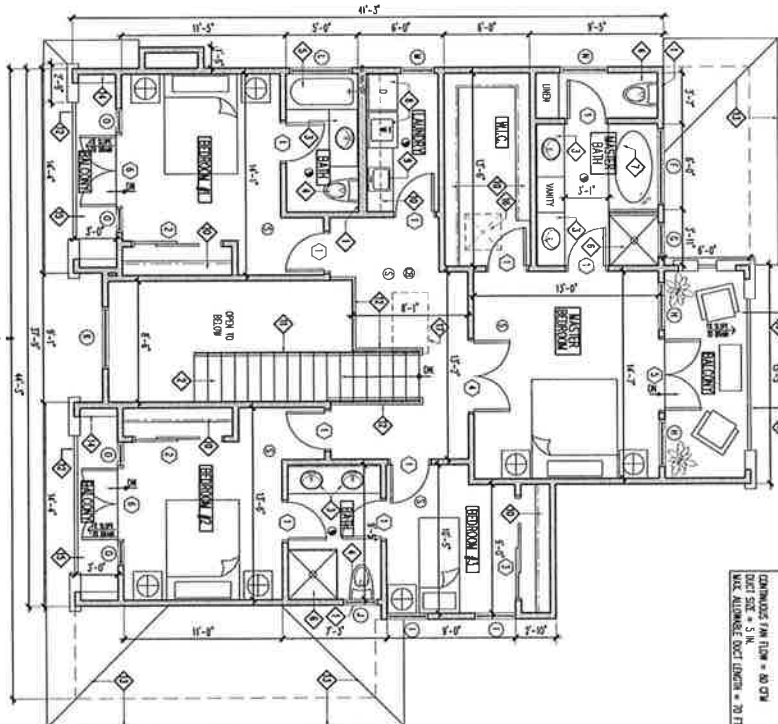
NOTE: CONTRACTION ID FULLY REVIEW T-24 EATING REQUIREMENTS PRIOR TO ORDERING BOOKS AND INVOLVES

TIME	SDE	WINDOW SCHEDULE			REMARKS
		TIME	CLASS	IN-ROOM	
7:30	5:0-6:00	PERIOD			
8	2:0-2:30	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
9	2:30-3:00	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
10	3:00-3:30	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
11	3:30-4:00	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
12	4:00-4:30	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
13	4:30-5:00	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
14	5:00-5:30	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
15	5:30-6:00	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
16	6:00-6:30	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
17	6:30-7:00	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
18	7:00-7:30	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
19	7:30-8:00	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
20	8:00-8:30	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
21	8:30-9:00	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
22	9:00-9:30	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
23	9:30-10:00	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
24	10:00-10:30	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
25	10:30-11:00	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
26	11:00-11:30	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
27	11:30-12:00	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
28	12:00-12:30	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
29	12:30-1:00	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
30	1:00-1:30	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
31	1:30-2:00	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
32	2:00-2:30	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
33	2:30-3:00	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
34	3:00-3:30	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
35	3:30-4:00	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
36	4:00-4:30	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
37	4:30-5:00	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
38	5:00-5:30	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
39	5:30-6:00	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
40	6:00-6:30	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
41	6:30-7:00	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
42	7:00-7:30	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
43	7:30-8:00	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
44	8:00-8:30	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
45	8:30-9:00	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
46	9:00-9:30	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
47	9:30-10:00	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
48	10:00-10:30	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
49	10:30-11:00	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
50	11:00-11:30	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
51	11:30-12:00	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
52	12:00-12:30	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
53	12:30-1:00	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
54	1:00-1:30	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
55	1:30-2:00	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)
56	2:00-2:30	0:00	0:30	0:15	"NO GOV" (LOW-CL. CLASS. TYP.)

THIS PROJECT IS LOCATED WITHIN VERY HIGH FIRE HAZARD SEVERITY ZONE. ALL WINDOWS AND GLAZED DOORS ARE TEMPERED GLASS.

[illegible]

VERY HIGH SEVERITY ZONE

[illegible][illegible]

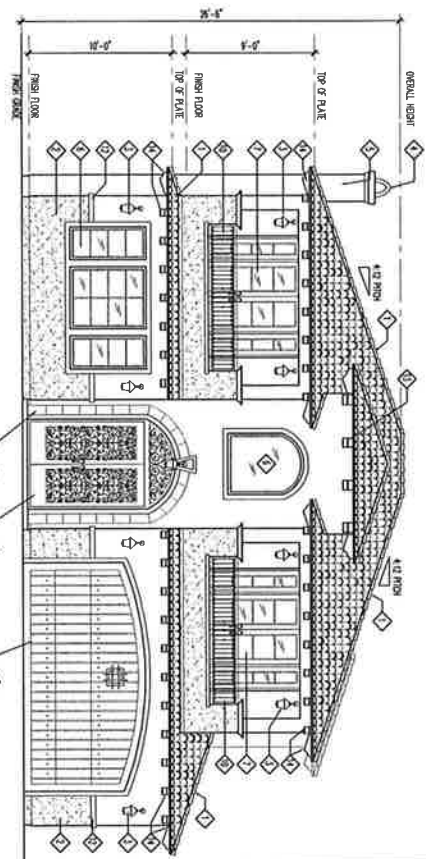
5705



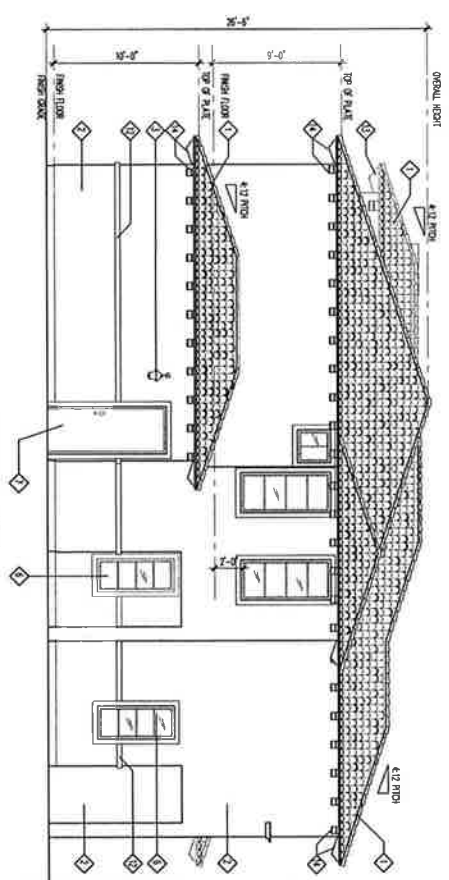
CLOTHES DRESS SUSTAINER EXHAUST DUCT MUST BE 4" IN DIAMETER AND LENGTH LIMITED TO 16', WITH 2 ELBOWS. THE DUCT LENGTH SHALL BE REDUCED BY 2' FOR EVERY ELBOW IN EXCESS OF TWO.

ALL SHIMMERS AND TIPS-SHOES SHALL HAVE A PRESSURE BALANCE, HYDROSTATIC WATER VALUE, OR A COMPRESSION PRESSURE BALANCE/PHYSIOSTATIC WATER TYPE VALUE.

<p>BLANKING FLOW RATE = 50 CM (4 OF BLANKINGS - 1)</p> <p>DOZ SIZE = 5 N</p> <p>MAX ALLOWED DOZ LENGTH = 100 INCH</p>	<p>BLANKING FLOW RATE = 100 CM (4 OF BLANKINGS - 1)</p> <p>DOZ SIZE = 5 N</p> <p>MAX ALLOWED DOZ LENGTH = 35 FT</p>
---	---



EAST SIDE ELEVATION



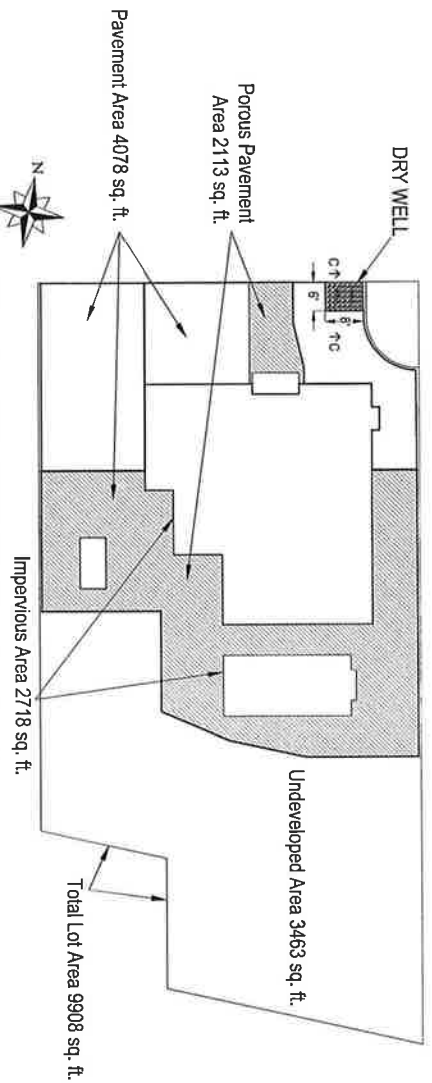
NORTH SIDE ELEVATION

[illegible]

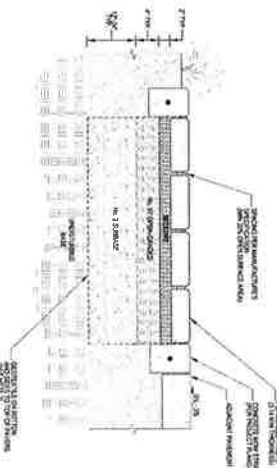




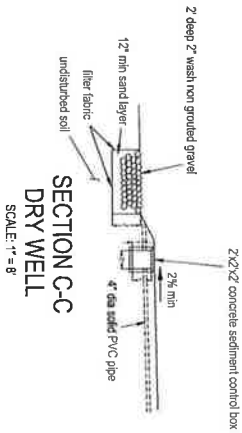




Developed Area 6445 sq. ft.

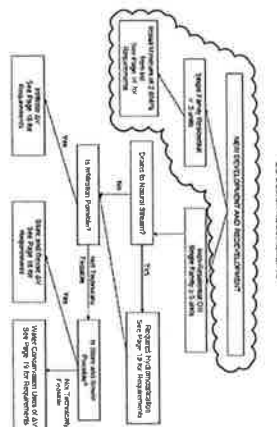


POROUS PAVEMENT TYPICAL DETAIL  
SCALE: N.T.S.



ALL WORK TO OAK TREES SHALL BE IN ACCORDANCE WITH THE  
 THIS PROJECTS OAK TREE REPORT BY TRIES, ETC.  
 (RICARDO BARRA, OAK TREE CONSULTANT), AS DATED  
 AUGUST 8, 2013.

All drawings prepared by SASSAN Creative Inc. (SAS) are the exclusive property of SAS and unless otherwise agreed, SAS shall be deemed the author of them and shall retain all common law, statutory and other reserved rights.



## CHAPTER 3: DESIGN REQUIREMENTS

As new development and redevelopment under the jurisdiction of the County is required to meet LID requirements. The goals of LID are to increase Los Angeles is required to meet LID requirements. The goals of LID are to increase groundwater recharge, enhance water quality, and prevent degradation to downstream natural drainage courses

## REQUIREMENTS FOR SMALL SCALE RESIDENTIAL PROJECTS

Recreational development and redevelopment of four units or lots, or immediate affecting more than 25 percent of the original home footprint may not require the complete hydrologic analysis. At the project site, but must provide at least two of the following items into the site design:

fills porous pavement that allows rainwater to infiltrate through it. Across pavement materials, but is not limited to, porous asphalt, porous concrete, ungrouted paving blocks, and gravel. At least 50 percent of the pavements on the list shall be porous.

Each roof downspout shall be directed to one of the following BMPs. The sum of the capacity of the downspout BMPs shall be at least 200 gallons.

- Direct root downsprouts to rain barrels or cisterns. The stored stormwater can then be used for irrigation or other nonpotable uses.

- Disconnect impervious surfaces and treatment of stormwater.

If possible, runoff should be directed toward vegetated areas or water quality basins. Limit the total area not directed toward vegetated areas or water quality basins to 15 percent or less of the area of the lot.

Install a dry well to infiltrate stormwater. The dry well should be sized to hold at least 200 gallons of stormwater.

15

**SOILS ENGINEER'S CERTIFICATE**  
This plan has been reviewed by SASSAN Goodarzi

184-S<sub>2</sub> and found to be in conformance with the recommendations outlined in the report.

File No (s) 1114412  
By ANTHONY DOMINICK, JR.

NCTE SAS make no representation to the accuracy of

ALL EXCAVATIONS SHALL BE  
INSPECTED AND APPROVED  
BY THE GEOTECHNICAL CONSULTANT  
PRIOR TO PLACEMENT OF STEEL.



SHEET  
C-3

## LOW IMPACT DEVELOPMENT

TRACT 7154, LOT 14, 140 THIRTEENTH ROAD  
LOS ANGELES COUNTY

CLIENT

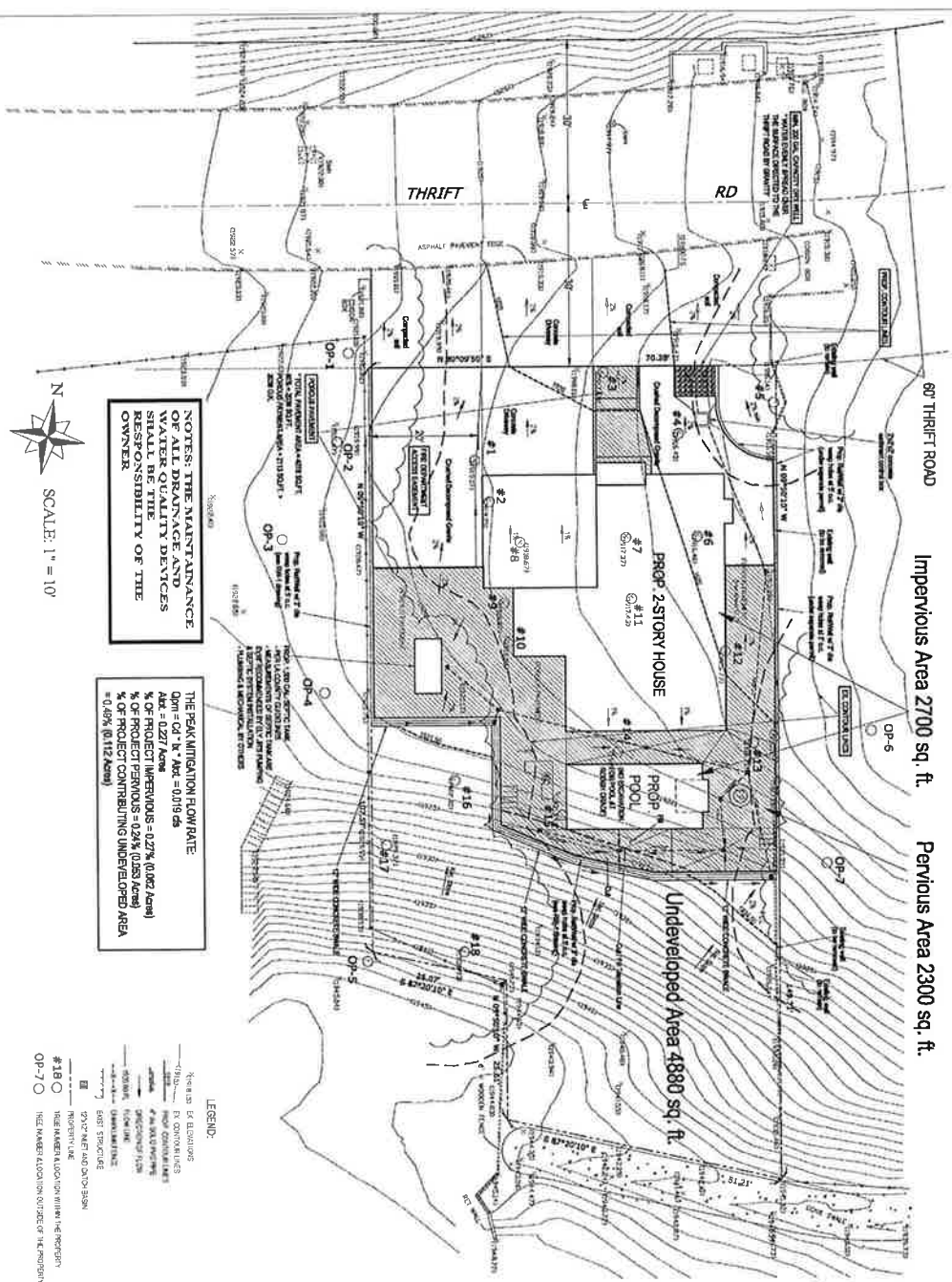
MR. EDDIE MAKABE  
590 HICKORY AVENUE  
TARZANA, CA 91356  
PHONE No. (818) 645-1160

REVISED	BY
15-01-2013	SAJ
04-17-2013	SAJ
07-01-2013	SAJ
07-27-2013	SAJ
10-08-2013	SAJ
06-25-2013	SAJ
01-07-2013	SAJ

PREPARED BY

**SASSAN GEOSCIENCES, INC.**  
1299 NORTH LAKE AVENUE, SUITE 204  
PASADENA, CALIFORNIA 91101-2859  
(626) 343-1819 fax (626) 343-1820 sassan@net

All drawings prepared by SASSAN Geosciences, Inc. (SAS) are the exclusive property of SAS and, unless otherwise agreed, SAS shall be deemed the author of them and shall retain all common law, statutory and other reserved rights.



SCALE: 1" = 10'

NOTES: THE MAINTENANCE OF ALL DRAINAGE AND WATER QUALITY DEVICES SHALL BE THE RESPONSIBILITY OF THE OWNER.

THE PEAK MITIGATION FLOW RATE:  
 $Q_{PM} = C_d \cdot I \cdot A_d = 0.019 \text{ cfs}$   
 $A_d = 0.27 \text{ Acres}$   
 $\% \text{ OF PROJECT IMPERVIOUS} = 0.27\% (0.02 \text{ Acres})$   
 $\% \text{ OF PROJECT PERVIOUS} = 0.24\% (0.23 \text{ Acres})$   
 $\% \text{ OF PROJECT CONTRIBUTING UNDEVELOPED AREA} = 0.49\% (0.12 \text{ Acres})$

LEGEND:  
 --- 15' ELEVATION  
 --- 10' ELEVATION  
 --- 5' ELEVATION  
 --- 0' ELEVATION  
 --- 15' ELEVATION  
 --- 10' ELEVATION  
 --- 5' ELEVATION  
 --- 0' ELEVATION  
 --- 15' ELEVATION  
 --- 10' ELEVATION  
 --- 5' ELEVATION  
 --- 0' ELEVATION

CHAPTER 3. DESIGN REQUIREMENTS  
 3.1. GENERAL  
 3.2. REQUIREMENTS FOR SMALL SCALE RESIDENTIAL PROJECTS  
 3.3. REQUIREMENTS FOR LARGER SCALE RESIDENTIAL PROJECTS  
 3.4. REQUIREMENTS FOR COMMERCIAL PROJECTS  
 3.5. REQUIREMENTS FOR INDUSTRIAL PROJECTS  
 3.6. REQUIREMENTS FOR PUBLIC WORKS PROJECTS  
 3.7. REQUIREMENTS FOR SPECIAL USE PROJECTS  
 3.8. REQUIREMENTS FOR OTHER PROJECTS

3.1. GENERAL  
 The purpose of this chapter is to establish the minimum design requirements for all projects. The design requirements shall be based on the following criteria:  
 a. The design shall be based on the latest available data and information.  
 b. The design shall be based on the latest available standards and specifications.  
 c. The design shall be based on the latest available research and development.  
 d. The design shall be based on the latest available best practices.

3.2. REQUIREMENTS FOR SMALL SCALE RESIDENTIAL PROJECTS  
 The design requirements for small scale residential projects shall be based on the following criteria:  
 a. The design shall be based on the latest available data and information.  
 b. The design shall be based on the latest available standards and specifications.  
 c. The design shall be based on the latest available research and development.  
 d. The design shall be based on the latest available best practices.

3.3. REQUIREMENTS FOR LARGER SCALE RESIDENTIAL PROJECTS  
 The design requirements for larger scale residential projects shall be based on the following criteria:  
 a. The design shall be based on the latest available data and information.  
 b. The design shall be based on the latest available standards and specifications.  
 c. The design shall be based on the latest available research and development.  
 d. The design shall be based on the latest available best practices.

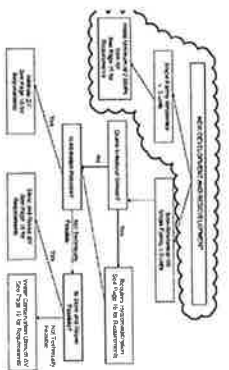
3.4. REQUIREMENTS FOR COMMERCIAL PROJECTS  
 The design requirements for commercial projects shall be based on the following criteria:  
 a. The design shall be based on the latest available data and information.  
 b. The design shall be based on the latest available standards and specifications.  
 c. The design shall be based on the latest available research and development.  
 d. The design shall be based on the latest available best practices.

3.5. REQUIREMENTS FOR INDUSTRIAL PROJECTS  
 The design requirements for industrial projects shall be based on the following criteria:  
 a. The design shall be based on the latest available data and information.  
 b. The design shall be based on the latest available standards and specifications.  
 c. The design shall be based on the latest available research and development.  
 d. The design shall be based on the latest available best practices.

3.6. REQUIREMENTS FOR PUBLIC WORKS PROJECTS  
 The design requirements for public works projects shall be based on the following criteria:  
 a. The design shall be based on the latest available data and information.  
 b. The design shall be based on the latest available standards and specifications.  
 c. The design shall be based on the latest available research and development.  
 d. The design shall be based on the latest available best practices.

3.7. REQUIREMENTS FOR SPECIAL USE PROJECTS  
 The design requirements for special use projects shall be based on the following criteria:  
 a. The design shall be based on the latest available data and information.  
 b. The design shall be based on the latest available standards and specifications.  
 c. The design shall be based on the latest available research and development.  
 d. The design shall be based on the latest available best practices.

3.8. REQUIREMENTS FOR OTHER PROJECTS  
 The design requirements for other projects shall be based on the following criteria:  
 a. The design shall be based on the latest available data and information.  
 b. The design shall be based on the latest available standards and specifications.  
 c. The design shall be based on the latest available research and development.  
 d. The design shall be based on the latest available best practices.



SHEET  
C4

SASSAN GEOSCIENCES, INC.  
 1000 NORTH LAKE AVENUE, SUITE 104  
 PASADENA, CALIFORNIA 91106  
 (626) 791-1111

SITE PLAN  
 TRACT 1000, LOT 145 THRIFT ROAD  
 LOS ANGELES COUNTY

CLIENT  
 MR. EDDIE MAKABI  
 5000 BACKFORD AVENUE  
 TARCANA, CA 91354  
 (626) 441-1111

DATE  
 11/14/2014  
 NAME  
 SAS

ALL DIMENSIONS SHALL BE  
 RESPECTED AND APPROVED  
 BY THE GEOTECHNICAL CONSULTANT  
 PRIOR TO PLACEMENT OF STEEL

1. DESIGN REQUIREMENTS  
 2. DESIGN SOLUTIONS  
 3. DESIGN IMPLEMENTATION  
 4. DESIGN EVALUATION



## PROJECT TEAM

### PROJECT DESIGNER:

ROBERT MATILLA / R.M. DESIGNS  
2205 FIRST ST. SUITE 106, SAN VALLEY, CA. 93005  
(P) (909) 258-3916 (F) (909) 258-3996

### STRUCTURAL ENGINEER:

DAVID BETH AND ASSOCIATES, INC.  
1339 FRANKLIN AVENUE, THESANO, CALIF. 91750  
(P) (909) 418-7294 (F) (909) 418-7205

### CIVIL ENGINEER:

SASSAN GEORGIOPOULOS, INC.  
1700 NORTH LAKE AVENUE, SUITE 204  
PICO CA, CALIF. 91066-3609  
(P) (818) 345-0051

### TRUSS DESIGN

COLLEMAN TRUSS CORPORATION  
10327 Main Street, Newman, CA 93044  
(P) (909) 258-2520 (F) (909) 258-1854

### ENERGY CALCULATIONS:

KEVIN LAUGHTON / TULCROFT ENERGY SERVICES  
1540 N. LINDSEY AVENUE  
PICO CA, CALIF. 91066-3609  
(P) (909) 310-5005 (F) (909) 310-5167

## PROJECT INFORMATION

### LOT DESCRIPTION:

164-072-001A, 039  
TRACT MAPS: 164-072-001A, 039  
LOT NUMBER: 16 & portion of 17  
LOT SIZE: 9,906 S.F.

### PROJECT DESCRIPTION:

2-STORY RESIDENCE - TYPE OF CONSTRUCTION: V-B, FULLY SPRINKLERED  
COFFFACCT GROUP: R3 / U

### 1/4 FLOOR AREA (CONTINUED):

2ND FLOOR AREA (CONTINUED):  
1,005 S.F.  
2ND FLOOR AREA (CONTINUED):  
2,400 S.F.  
2ND FLOOR AREA (CONTINUED):  
400 S.F.  
2ND FLOOR AREA (CONTINUED):  
178 S.F.  
2ND FLOOR AREA (CONTINUED):  
798 S.F.  
2ND FLOOR AREA (CONTINUED):  
308 S.F.

### RETAINING WALLS (TOTAL):

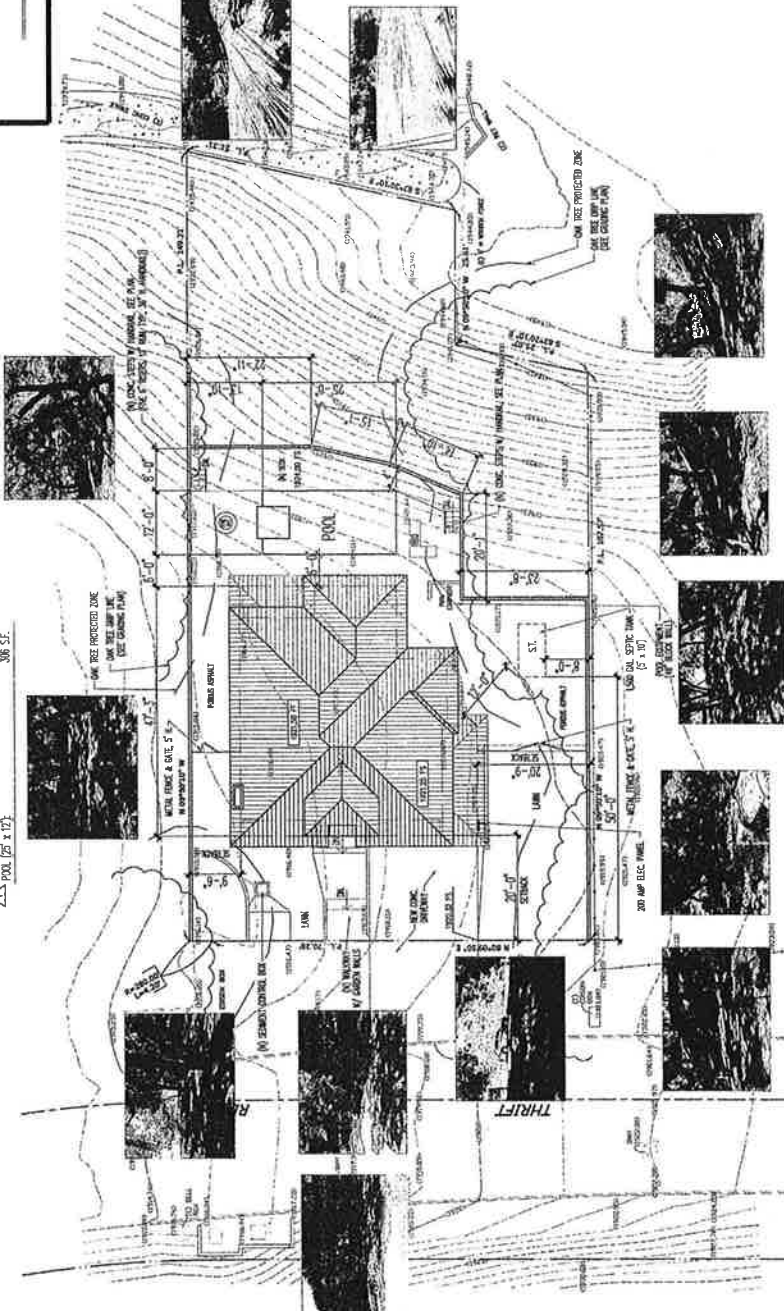
POOL 127' x 127'



VICINITY MAP

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A-3	ELEVATIONS, NOTES
A-4	ROOF PLAN, DETAILS
SH-1	STRUCTURAL NOTES
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S-3	ROOF FRAMING PLAN & NOTES
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SD-2	STRUCTURAL DETAILS
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TD	TITLE 24
RM-1	RETAINING WALLS
P-1	POOL PLANS
240	POOL DETAILS
100	STANDARD POOL



## PLOT PLAN

1" = 16'-0"

Out. Tree Permit: 02030019

FOR DRAINAGE SEE GRADING & DRAINAGE PLANS

THIS PROJECT IS IN A HIGH FIRE HAZARD AREA.

PROJECT SHALL COMPLY WITH THE CITY OF CALIFORNIA'S BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, AND PLUMBING CODES, AND THE CALIFORNIA FIRE CODE, AND ALL APPLICABLE LOCAL CODES.

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540 BRIGHT ROAD, LAUREL, CA 90055  
MAYRA FLORES & EDWARD MAKABI  
PLANNERS  
AL AND COMMERCIAL  
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